FIELDS RESIDENCE
14810 CLARA STREET, LOS GATOS, CA

PROJECT DIRECTORY

OWNER

ARCHITECT OF RECORD

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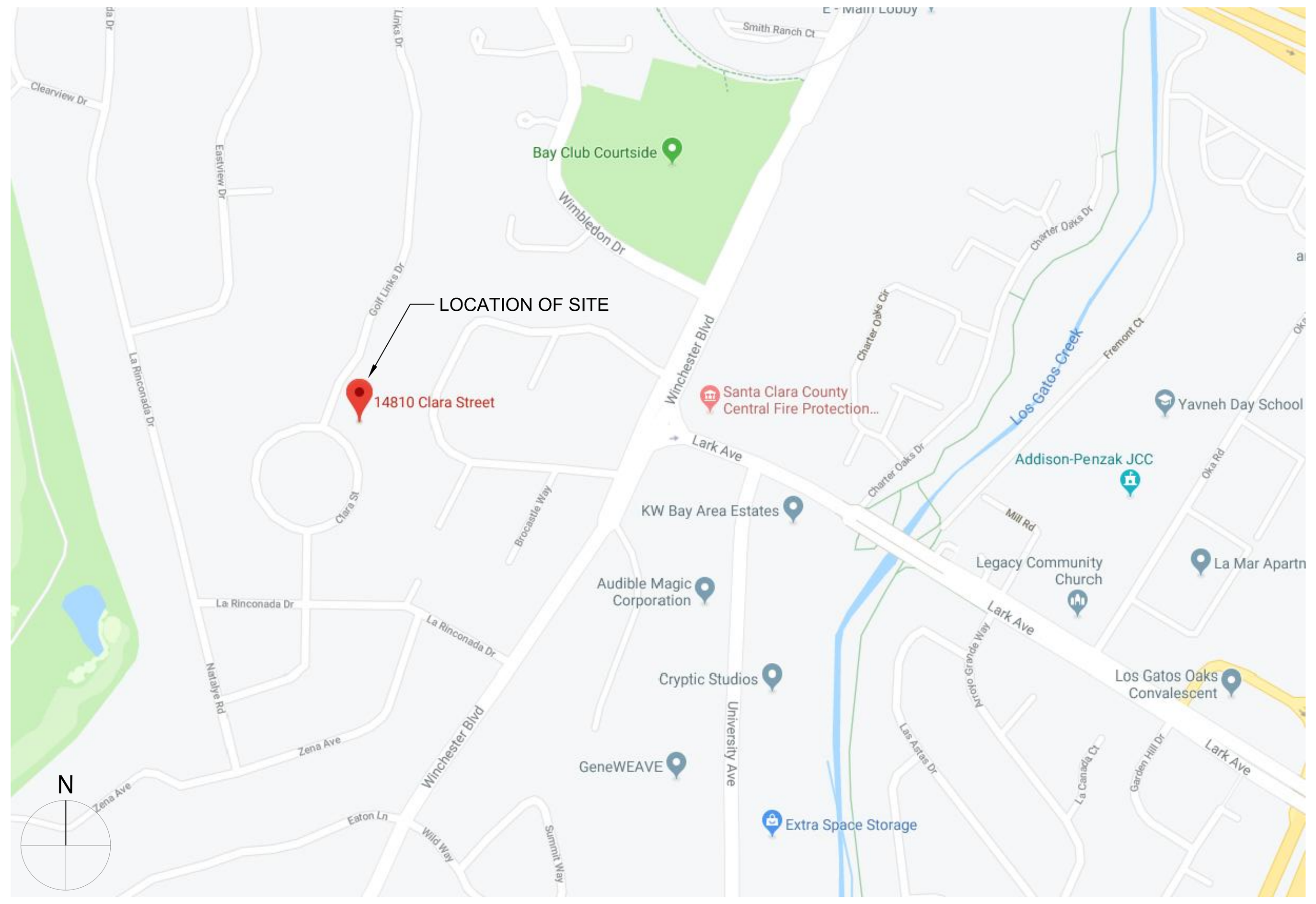
VICINITY MAP



PROJECT INFORMATION

APN: #409-25-030

ZONING: R1-12

CONSTRUCTION TYPE: V-B

OCCUPANCY: R-3/U

STORIES: 1 STORY

FIRE SPRINKLERS: REQUIRED (NFPA-13D)

PARKING

2 PROPOSED COVERED AT GARAGE

LOT AREA CALCULATIONS

LOT AREA (NET): 20,581 SF

AVERAGE SLOPE: LESS THAN 10%
SLOPE AT LANDING AREAS: 1 % MIN AWAY FROM STRUCTURE
SLOPE AT PAVED AREAS: 2% MIN AWAY FROM STRUCTURE
SLOPE AT LANDSCAPE AREAS: 5% MIN AWAY FROM STRUCTURE

MAXIMUM FLOOR AREA - FAR

FAR HOUSE: .35 - ((20.581-5 / 25) x .20) = .225
FAR GARAGE: .10 - ((20.581-5 / 25) x .07) = .056

ALLOWABLE HOUSE MAX. FAR: .225 x 20,581 = 4,638 SF
ALLOWABLE GARAGE MAX. FAR: .056 x 20,581 = 1,160 SF
ALLOWABLE HOUSE & GARAGE: 5,798 SF
2

TOTAL PROPOSED HOUSE AREA: 3,593 SF
TOTAL PROPOSED GARAGE AREA: 796 SF
TOTAL PROPOSED HOUSE & GARAGE AREA: 4,389 SF

SETBACKS

REQUIRED FRONT: 25'
REQUIRED SIDE (1): 10'
REQUIRED SIDE (STREET) (2): 15'
REQUIRED REAR: 20'

PROPOSED FRONT: 25'-10"
PROPOSED SIDE (1): 10'-6" MIN.
PROPOSED SIDE (STREET) (2): 15'-7 3/4"

MAXIMUM HEIGHT

MAX. HOUSE HEIGHT: 30'-0" 2
PROPOSED AVERAGE HEIGHT OF 4 CORNERS:10'-0"
PROPOSED AVERAGE HEIGHT AT PEAK:16'-0"

MAX. ACCESSORY STRUCTURE HEIGHT:15'-0"
PROPOSED AVERAGE HEIGHT OF 4 CORNERS:10'-0"
PROPOSED AVERAGE HEIGHT AT PEAK:16'-0"

APPLICABLE BUILDING CODE 2

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA RESIDENTIAL CODE (CRC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA FIRE CODE (CMC)
2019 CALIFORNIA ENERGY CODE (CEC)
2019 CALIFORNIA GREEN CODE (CGC)

*ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE ABOVE CODES, AS WELL AS ALL APPLICABLE CODES AND LOCAL CITY ORDINANCES AND MEET THE CALIFORNIA CODE OF REGULATIONS TITLE 24, PARTS 1-12

ROOM AREA CALCULATIONS

ROOM TAG	ROOM NAME	SQUARE FOOTAGE
101	ENTRY	213 SF
102	DINING ROOM	260 SF
103	OFFICE	224 SF
104	BATHROOM 1	41 SF
105	POWDER ROOM	23 SF
106	KITCHEN	361 SF
107	MEDIA ROOM	316 SF
108	LIVING ROOM	679 SF
109	GYM	205 SF
110	OFFICE	136 SF
111	MASTER BEDROOM	284 SF
112	MASTER WIC	53 SF
113	MASTER BATHROOM	172 SF
114	HALLWAY	26 SF
115	GUEST BATHROOM	124 SF
116	BEDROOM 1	177 SF
117	BEDROOM 2	177 SF
118	SHOWER	35 SF
119	WATER CLOSET	53 SF
120	LAUNDRY	34 SF
121	POOL	-
122	WADING POND	-
123	GARAGE	796 SF (NOT INCLUDED IN TOTAL)
124	GARDEN	-
125	EXTERIOR COURT	-
TOTAL INTERIOR (EXCL. GARAGE & EXTERIOR SPACES)		3,593 SF

PROPOSED SCOPE OF WORK

PROPOSED NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE ON A NON-HILLSIDE 20,581SF PARCEL WITHIN THE R1-12 ZONING DISTRICT. THE NEW RESIDENCE IS CONSTRUCTED ON ONE LEVEL WITH GARAGE ATTACHED AND DRIVEWAY ON GRADE REQUIRING A MINIMUM AMOUNT OF GRADING. A REAR YARD EXISTING POOL IS TO REMAIN WITH NEW FINISHES AND SURROUNDING DECK AREA FOR PRIVATE OPEN SPACE. NEW ROOF LINE TO FOLLOW SIMILAR PITCHES SO SHADOWS NOT TO INTRUDE ON ANY NEIGHBORS EXISTING SOLAR POTENTIAL. NEW RESIDENCE SITED TO RETAIN SURROUNDING TREES TO PROVIDE VISUAL MITIGATION THAT RETAINS THE NATURAL SETTING THAT CURRENTLY EXISTS. NEW LANDSCAPING AND HARDSCAPING TO FIT WITHIN THE NATURAL SETTING WITHIN THE CONTEXT OF THE SURROUNDING NEIGHBORHOOD.

RENDERING OF PROPOSED WORK

DRAWING LIST

		2019.08.26 – SD SIGNOFF SET	2019.09.20 – PLANNING DEPARTMENT SET	2019.11.15 – PLANNING DEPARTMENT SET
FIELDS RESIDENCE	Drawing Issued	●	●	●
14810 CLARA STREET	Drawing Revision	■	■	■
	Omitted	X	X	X
ARCHITECTURAL				
T1.0	COVER SHEET	●	●	■
G1.0	GENERAL NOTES	●	●	●
G1.1	SITE PLAN & ZONING ANALYSIS	●	●	■
G1.2	TITLE 24 ENERGY CALCULATIONS		●	●
G1.3	OCCUPANCIES CHECKLIST & MANDATORY MEASURES		●	●
G1.4	STREETSCAPE ELEVATIONS & SITE SECTION		●	●
G1.5	SHADOW STUDY		●	●
G1.6	PROPOSED EXTERIOR LIGHTING	●	●	●
G1.7	BLUEPRINT FOR A CLEAN BAY		●	■
G1.8	GREENPOINT CHECKLIST		●	●
G1.9	STORY POLE PLAN			●
A1.0	CONSTRUCTION PLAN	●	●	■
A1.1	ROOF PLAN	●	●	■
A2.0	EXTERIOR ELEVATIONS	●	●	■
A2.1	EXTERIOR ELEVATIONS		●	■
A3.0	BUILDING SECTIONS	●	●	■
A3.1	BUILDING SECTIONS	●	●	■
CIVIL				
C.1	TOPOGRAPHIC SURVEY	●	●	■
C.2	GRADING & DRAINAGE PLAN		●	■
C.3	EROSION CONTROL PLAN		●	■
C.4	EROSION CONTROL DETAILS		●	■
LANDSCAPE				
L1.0	COVER SHEET		●	●
L1.1	ARBORIS REPORT		●	●
L1.2	ARBORIS REPORT		●	●
L2.0	LANDSCAPING PLAN - PLANTING PLAN		●	●
L2.1	LANDSCAPING PLAN - GRASS MIXES		●	●
L2.2	TREE PRESERVATION PLAN		●	●
L2.3	IRRIGATION PLAN		●	●

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LANDSCAPE ARCHITECT
–
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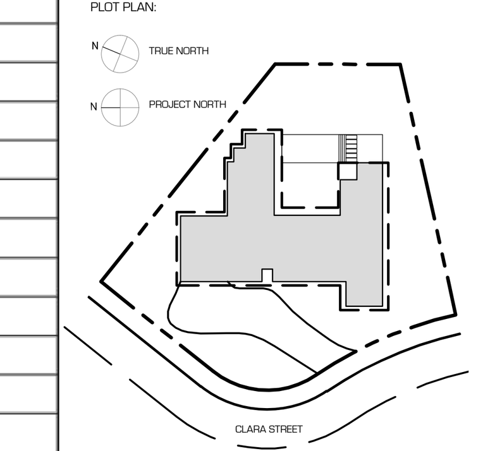
POOL CONSULTANT:
–
–
–
–
T: –
F: –

PLOT PLAN:



PROJECT:

Proposed New Construction of
FIELDS RESIDENCE
14810 CLARA STREET, LOS GATOS, CA

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS STAMPED AND SIGNED BY THE ARCHITECT OR ENGINEER OF RECORD

ISSUED FOR:
PLANNING DEPTATMENT SUBMISSION

No:	Date:	ISSUE / Revision:
1	08/26/19	SD SIGNOFF SET
2	09/20/19	PLANNING DEPARTMENT SUBMISSION
3	12/06/19	PLANNING DEPARTMENT SUBMISSION REV #1
4	07/17/20	PLANNING DEPARTMENT SUBMISSION REV #2 2

PROJECT:
FIELDS RESIDENCE
14810 CLARA STREET
LOS GATOS, CA

DRAWING TITLE:
COVER SHEET

DRAWING DETAILS:

SCALE:	
DATE:	07/17/2020
PROJECT No:	
FILE No:	
DRAWN BY:	KM
CHECKED BY:	SY
DWG No:	

T1.0

NOT TO SCALE IF SHEET SIZE IS NOT 24" X 36"

GENERAL NOTES

1. ALL WORK, EQUIPMENT AND MATERIALS USED SHALL COMPLY WITH CURRENT EDITIONS OF ALL LOCAL, STATE AND FEDERAL REGULATIONS AND REQUIREMENTS.
2. ALL REQUIRED BUILDING PERMITS SHALL BE SECURED BY THE GENERAL CONTRACTOR AND HE SHALL OBTAIN ALL OTHER PERMITS AND APPROVALS AS REQUIRED BY LAW FOR THE COMPLETION OF THE WORK.
3. ALL ADDENDA, BULLETINS AND NOTICES ISSUED SHALL BE CONSIDERED PART OF THE CONTRACT.
4. THE SUBMISSION OF A PROPOSAL BY THE GENERAL CONTRACTOR WILL BE CONSTRUED AS EVIDENCE THAT A CAREFUL AND THOROUGH EXAMINATION OF THE PREMISES HAS BEEN MADE AND LATER CLAIMS FOR LABOR. MATERIALS, OR EQUIPMENT REQUIRED OR FOR DIFFICULTIES ENCOUNTERED, WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED. IT SHALL ALSO CONSTITUTE A REPRESENTATION THAT THE CONTRACTOR HAS CHECKED AND VERIFIED ALL QUANTITIES, WORK, AND MATERIALS INVOLVED AND THAT HE SHALL TAKE RESPONSIBILITY FOR ANY DEFICIENCIES THEREIN.
5. BEFORE ORDERING ANY MATERIAL OR DOING ANY WORK. EACH TRADE SHALL VERIFY ALL MEASUREMENTS AT THE BUILDING AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE SAME NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND THE MEASUREMENTS INDICATED ON THE DRAWINGS. ANY DISCREPANCIES THAT MAY BE FOUND BETWEEN THE DRAWINGS AND FIELD CONDITIONS SHALL BE SUBMITTED TO THE ARCHITECT AND INTERIOR DESIGNER FOR CONSIDERATION AND CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
6. ALL OF THE ARCHITECT'S DRAWINGS AND CONSTRUCTION NOTES ARE COMPLIMENTARY AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IS CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL DRAWINGS. WHENEVER AN ITEM IS SPECIFIED AND/OR SHOWN ON THE DRAWINGS BY DETAIL OR REFERENCE, IT SHALL BE CONSIDERED TYPICAL FOR OTHER ITEMS WHICH ARE OBVIOUSLY INTENDED TO BE THE SAME EVEN THOUGH NOT DESIGNATED OR SPECIFICALLY NAMED BUT SERVE THE SAME FUNCTION.
7. THE WORK TO BE PERFORMED CONSISTS OF FURNISHING ALL LABOR, EQUIPMENT, TOOLS, TRANSPORTATION, SUPPLIES, FEES, MATERIALS, AND SERVICES IN ACCORDANCE WITH THESE NOTES AND DRAWINGS AND PERFORMING ALL OPERATIONS NECESSARY TO CONSTRUCT AND INSTALL COMPLETE AND IN SATISFACTORY CONDITION THE VARIOUS MATERIALS AND EQUIPMENT AT THE LOCATIONS SHOWN, AND IN CONFORMITY WITH THE DIMENSIONS, DESIGNS, AND DETAILS SHOWN. IT IS INTENDED THAT THE DRAWINGS INCLUDE EVERYTHING REQUISITE AND NECESSARY TO FINISH THE WORK PROPERLY, NOTWITHSTANDING THE FACT THAT EVERY ITEM NECESSARILY INVOLVED MAY NOT BE SPECIFICALLY MENTIONED OR SHOWN. ANY ITEM THAT MAY BE REASONABLY CONSTRUED AS INCIDENTAL TO THE PROPER AND SATISFACTORY COMPLETION OF THE WORK IN ACCORDANCE WITH THE INTENT OF THESE NOTES AND DRAWINGS IS HEREBY INCLUDED.
8. THE CONTRACTOR SHALL ABIDE BY AND COMPLY WITH THE TRUE INTENT AND MEANING OF THE DRAWINGS AND NOTES TAKEN AS A WHOLE AND SHALL NOT AVAIL HIMSELF OF ANY OBVIOUS ERRORS OR OMISSIONS, SHOULD ANY EXIST. SHOULD ANY ERROR OR DISCREPANCY APPEAR OR ANY DOUBT ARISE AS TO THE TRUE MEANING OF THE DRAWINGS OR NOTES, THE CONTRACTOR SHALL BRING SUCH ITEMS TO THE ATTENTION OF THE ARCHITECT BEFORE SUBMISSION OF PROPOSAL FOR EXPLANATION OR CORRECTION OF THE SAME. AFTER THE SUBMISSION OF PROPOSAL, THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL SUCH ITEMS.
9. THE DRAWINGS & NOTES ILLUSTRATE THE CHARACTER AND SCOPE OF THE WORK. TO INTERPRET AND EXPLAIN THE DRAWINGS OTHER INFORMATION DEEMED NECESSARY BY THE ARCHITECT WILL BE FURNISHED TO THE CONTRACTOR WHEN AND AS REQUIRED BY THE WORK, AND IT IS TO BE UNDERSTOOD THAT SAID ADDITIONAL INFORMATION OR DRAWINGS ARE TO BE OF EQUAL FORCE WITH THESE DRAWINGS.
10. FULL SIZE OF LARGE SCALE DETAILS OR DRAWINGS SHALL GOVERN SMALL SCALE DRAWINGS WHICH THEY ARE INTENDED TO AMPLIFY. DETAILS OR CONDITIONS INDICATED FOR A PORTION OF THE WORK BUT NOT CARRIED OUT FULLY FOR OTHER PORTIONS SHALL APPLY THROUGHOUT TO ALL SIMILAR PORTIONS EXCEPT AS OTHERWISE SPECIFICALLY NOTED. IN EVERY CASE A MORE EXPENSIVE ITEM OR METHOD SHALL BE ASSUMED OVER A LESS EXPENSIVE ONE AND DIMENSIONS SHALL BE FIGURED RATHER THAN DETERMINED BY RULE OR SCALE.
11. THE PROJECT HAS BEEN DESIGNED AND DETAILED FOR THE SPECIFIC MATERIALS AND EQUIPMENT SPECIFIED. NO SUBSTITUTIONS MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT AND INTERIOR DESIGNER. IF THE SPECIFIC MATERIAL IS NOT AVAILABLE, THE CONTRACTOR SHALL PROPOSE AN ALTERNATE MATERIAL AND SHALL PROVIDE DRAWINGS, SAMPLES, SPECIFICATIONS, MANUFACTURER'S LITERATURE, PERFORMANCE DATA, ETC. IN ORDER THAT THE ARCHITECT AND INTERIOR DESIGNER CAN EVALUATE THE PROPOSED SUBSTITUTION. IF THE SUBSTITUTION AFFECTS A CORRELATED FUNCTION, ADJACENT CONSTRUCTION, OR THE WORK OF ANY OTHER CONTRACTOR OR TRADE, THE GENERAL CONTRACTOR, AT NO ADDITIONAL EXPENSE TO THE TENANT, SHALL ACCOMPLISH THE NECESSARY CHANGES AND MODIFICATIONS TO THE AFFECTED WORK. NO REQUEST FOR SUBSTITUTES WILL BE ENTERTAINED BY THE ARCHITECT DUE TO CONTRACTOR'S FAILURE TO ORDER MATERIALS IN A TIMELY MANNER.
12. THE STANDARD SPECIFICATIONS OF THE MANUFACTURERS APPROVED FOR USE IN THE PROJECT ARE HEREBY MADE A PART OF THESE NOTED WITH THE SAME FORCE AND EFFECT AS THOUGH HEREIN WRITTEN IN FULL, EXCEPT THAT WHEREVER THE DRAWINGS REQUIRE HEAVIER MEMBERS, BETTER QUALITY MATERIALS OR ARE OTHERWISE MORE STRINGENT, THESE STRINGENT REQUIREMENTS SHALL GOVERN.
13. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF HE CANNOT FOR ANY REASON COMPLY WITH ALL THE REQUIREMENTS OF THESE NOTES AND DRAWINGS.
14. THE GENERAL CONTRACTOR SHALL COORDINATE AND SUPERVISE THE WORK OF ALL CONTRACTORS AND SUB-CONTRACTORS. HE SHALL BE RESPONSIBLE FOR GIVING ALL TRADES SUCH INFORMATION, PLANS OR DETAILS AS MAY BE REQUIRED FOR THE PROPER INSTALLATION AND COMPLETION OF THEIR WORK. ALL MATERIALS SHALL BE ORDERED SUFFICIENTLY AHEAD OF TIME SO THAT WORK CAN PROCEED ON SCHEDULE. NO SUBSTITUTIONS WILL BE ACCEPTED BECAUSE OF FAILURE TO DO SO.
15. THE CONTRACTOR SHALL SUBMIT ALL FABRICATION SHOP DRAWINGS, SAMPLES, AND FIXTURE CUTS FOR THE ARCHITECT'S REVIEW AS REQUIRED AND/OR INDICATED ON DRAWINGS. THE ARCHITECT'S REVIEW SHALL NOT BE CONSTRUED AS AN INDICATION THAT SUBMITTAL IS CORRECT OR SUITABLE NOR THAT WORK REPRESENTED BY SUBMITTAL COMPLIES WITH THE DRAWINGS, EXCEPT AS TO THE MATTERS OF FINISH, COLOR, AND OTHER AESTHETIC MATTERS. ACTION NOTED ABOVE DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY TO COORDINATE ALL TRADES AND TO CHECK QUANTITIES AND DIMENSIONS AGAINST CONDITIONS IN THE FIELD. CONTRACTORS AND ENGINEERS SHALL ASSUME RESPONSIBILITY FOR ALL ERRORS ON THEIR DRAWINGS. (SUBMIT TWO COPIES OF EACH SHOP DRAWING OR FIXTURE CUT, AND IN CASE OF SAMPLES, TWO SAME ITEMS.)
16. ALL MATERIALS REQUIRED FOR THE PERFORMANCE OF THIS CONTRACT SHALL BE NEW AND IF THE BEST QUALITY OF KINDS SPECIFIED, ALL SUBJECT TO THE APPROVAL OF THE ARCHITECT. THE USE OF OLD OR SECOND-HAND MATERIALS IS STRICTLY FORBIDDEN. THE CONTRACTOR SHALL, IF REQUIRED, FURNISH SATISFACTORY EVIDENCE AS TO KIND AND QUALITY OF MATERIALS AND WORKMANSHIP. MATERIALS SHALL BE USED IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS. UPON REQUEST, THE MANUFACTURER'S REPRESENTATIVE SHALL GO TO THE SITE AND INSTRUCT THE MECHANICS IN THE USE OF THE MATERIALS OR SHALL SUPERVISE THEIR USE.
17. FOR THE EXECUTION OF THE WORK TO BE PERFORMED UNDER THIS CONTRACT AND FOR THE MANUFACTURE OR TRANSPORTATION OF ANY OF THE MATERIALS OR APPLIANCES TO BE USED OR INSTALLED, THE CONTRACTOR SHALL EMPLOY ONLY SUCH LABOR THROUGHOUT AS WILL NOT INTERFERE WITH THE SPEEDY AND UNINTERRUPTED COMPLETION OF THE PROJECT. ALL WORK SHALL BE DONE BY MECHANICS SKILLED IN THEIR TRADE AND SHALL BE INSTALLED IN A NEAT AND WORKMAN LIKE MANNER IN ACCORDANCE WITH THE BEST TRADE PRACTICES.
18. ANY MATERIALS DELIVERED, OR WORK PERFORMED CONTRARY TO THE DRAWINGS AND SPECIFICATIONS AND APPROVED SHOP DRAWINGS, SHALL BE REMOVED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND THE SAME SHALL BE REPLACED WITH OTHER MATERIALS OR WORK SATISFACTORY TO THE ARCHITECT. THE CONTRACTOR SHALL ALSO ASSUME THE COST OF REPLACING THE WORK WHICH MAY BE DISTRIBUTED.
19. THE PREMISES AND THE JOB SITE SHALL BE MAINTAINED IN A REASONABLE NEAT AND ORDERLY CONDITION AND KEPT FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH DURING THE ENTIRE CONSTRUCTION PERIOD. REMOVE CRATES, CARTONS AND OTHER FLAMMABLE WASTE MATERIALS OR TRASH FROM THE WORK AREAS AT THE END OF EACH WORKING DAY.
20. ELECTRICAL CLOSETS, PIPE AND DUCT SHAFTS, CHASES, FURRED SPACES AND SIMILAR SPACES WHICH ARE GENERALLY UNFINISHED SHALL BE CLEANED AND LEFT FREE FROM RUBBISH, LOOSE PLASTER, MORTAR DRIPPINGS, EXTRANEOUS CONSTRUCTION MATERIALS, DIRT AND DUST.
21. G.C. TO PATCH & REPAIR TO NEW CONDITION ANY DEMISING WALL, CORRIDOR, OR OTHER PROPERTY THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION. G.C. TO MATCH ALL STANDARD FINISHES.
22. G.C. IS TO FIRST REFER TO DRYWALL PARTITION PLAN FURNISHED BY MILLWORK CONTRACTOR FOR EXACT LOCATION OF ALL PARTITIONS. ANY DISCREPANCIES BETWEEN DRYWALL PARTITION PLAN & ARCHITECTURAL CONSTRUCTION PLAN SHALL BE IMMEDIATELY REPORTED TO OWNER & ARCHITECT.
23. ALL DIMENSIONS SHOWN ARE FROM FINISH FACE TO FACE PARTITION OR DAY LIGHT OF FRAME. WHEN LAYING OUT PARTITIONS ALL ROUGH OPENINGS AND FINISHED WALL CASE DIMENSIONS SHALL BE COORDINATED/CONFIRMED WITH MILLWORK.
24. DIMENSIONS INDICATED THUS (MUST BE EXPLICITLY HELD - NO EXCEPTIONS.)
    3'-0" HOLD
25. ALL FRAMING LUMBER, PLYWOOD AND CONCEALED WOOD SHALL BE FIRE RETARDANT TREATED (F.R.T.) - NO WOOD IN CEILING PLENUM OF ABOVE SPRINKLER COVERAGE.
26. PROVIDE METAL OR F.R.T. WOOD BLOCKING FOR ALL SIGNS AND ANY OTHER WALL-MOUNTED EQUIPMENT; INCLUDING ARTWORK. COORDINATE ALL BLOCKING REQUIREMENTS NECESSARY FOR MILLWORK WITH MILLWORK SUPPLIER. COORDINATE IN-WALL BLOCKING REQUIREMENTS FOR ARTWORK WITH ARCHITECT.
27. G.C. SHALL LEAVE NO GAPS AND FILL SOLID TO PIPING AND DUCTWORK TO MAINTAIN THE STRUCTURAL INTEGRITY OF DEMISING WALLS AND MAINTAIN FIRE SEPARATION AS REQUIRED.
28. CONVENIENCE OUTLETS MOUNTED AS REQUIRED BY APPLICABLE REGULATORY REQUIREMENTS U.O.N. CONVENIENCE OUTLETS TO MATCH ADJACENT WALL COLOR AS REQUIRED. OUTLETS TO BE LOCATED SO AS TO BE AS INCONSPICUOUS AS POSSIBLE.
29. G.C. SHALL BE RESPONSIBLE FOR COORDINATING WITH OWNER ON ALL WORK TO BE PERFORMED BY THE OWNER. ANY POTENTIAL CONFLICTS OR DELAYS CAUSED BY THE OWNER'S SUBCONTRACTORS MUST BE DOCUMENTED IN WRITING TO THE OWNER BEFORE THE DELAY IS ACTUALLY INCURRED FOR IT TO BE CONSIDERED OTHERWISE THE G.C. WILL BE RESPONSIBLE FOR MEETING THE SCHEDULE AS OUTLINED IN THE CONTRACT.
30. G.C. SHALL SUPPLY ALL MATERIALS, LABOR & COORDINATION REQUIRED FOR THE INSTALLATION OF ALL OWNER-SUPPLIED ITEMS AS DESCRIBED IN THE DOCUMENTS, U.O.N.
31. G.C. IS RESPONSIBLE FOR ALL FLOOR AND WALL PENETRATIONS FOR MECHANICAL, ELECTRICAL OR PLUMBING WORK. ALL SUCH OPENINGS SHALL BE FRAMED AND REINFORCED. NO PENETRATIONS SHALL BE CUT THROUGH DEMISING WALLS, FLOORING, OR STRUCTURE WITHOUT PRIOR AUTHORIZATION BY THE OWNER AND/OR BUILDING MANAGEMENT.
32. ALL EXISTING FIREPROOFING TO BE MAINTAINED. DAMAGE OR REMOVAL OF FIREPROOFING MUST BE REPAIRED OR REPLACED AT NO COST TO THE OWNER.
33. G.C. SHALL BE RESPONSIBLE TO MAINTAIN THE STRUCTURAL, ARCHITECTURAL AND FIRE-RATED INTEGRITY OF DEMISING WALLS, FLOOR SLAB, BEAMS, COLUMNS AND ROOF STRUCTURE.
34. FOR COMMERCIAL PROJECTS, PROVIDE FIRE EXTINGUISHER WITH RECESSED CABINET (FEC) WITHIN 75 FEET TRAVEL DISTANCE OF ALL POINTS IN THE OCCUPANCY. INSTALLED LOCATIONS TO BE APPROVED BY ARCHITECT.
35. G.C. SHALL PATCH AND REPAIR EXISTING SURFACES AS NECESSARY BEFORE APPLYING NEW FINISHES. ALL SOFT, POROUS, FLAKING OR OTHERWISE DEFECTIVE FINISHES WILL BE REMOVED BEFORE APPLICATION OF NEW MATERIALS. OPENINGS, VOIDS OR UNFINISHED SURFACES CREATED BY REMOVAL OR MODIFICATION OF EXISTING WORK SHALL BE FILLED OR PATCHED AND FINISHED AS NECESSARY TO MATCH CONTINUOUS SURFACES. FLOOR SURFACES AT ENTRY SHALL BE LEVELED TO ASSURE SMOOTH SURFACE FINISH FLOOR INSTILLATION.
36. DO NOT SCALE DRAWINGS. CONTRACTOR/FABRICATOR IS SOLELY RESPONSIBLE FOR COORDINATING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCIES RELATED TO THE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO FABRICATION.
37. ALL CONTRACTORS AND SUB CONTRACTORS MUST COMPLY WITH ALL THE RULES AND REGULATIONS SET FORTH BY THE OWNER, LEASE AGREEMENT, ALTERATION AGREEMENT AND THE LIKE.
38. THE CONTRACTOR, ON COMPLETION OF THE WORK, SHALL ARRANGE FOR THE DEPARTMENT OF BUILDINGS INSPECTIONS AND SIGN-OFFS.
39. ALL NECESSARY PENETRATIONS AT MILLWORK, WALLS, FLOORS AND CEILINGS MUST BE FINISHED CLEAN AND SEALED OFF TO MATCH SURROUNDING FINISHES.
40. AT THE END OF THE JOB THE CONTRACTOR SHALL SUPPLY THE CLIENT WITH A BINDER CONTAINING ALL PRODUCT MANUALS, PRODUCT WARRANTIES AND CARE AND MAINTENANCE INFORMATION FOR ALL FINISHES.

CLEANING

1. CARE SHALL BE TAKEN BY WORKERS NOT TO MARK, SOIL, OR OTHERWISE DEFACE FINISHED SURFACES. IN THE EVENT THAT FINISHED SURFACES BECOME DEFACED, CLEAN AND RESTORE SUCH SURFACES TO THEIR ORIGINAL CONDITION.
2. CLEAN UP SHALL OCCUR IMMEDIATELY UPON COMPLETION OF EACH TRADE'S WORK. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. CONTRACTOR SHALL REMOVE DEBRIS DAILY IN A LEGAL MANNER AS THE JOB PROCEEDS.
3. CLEAN AREAS OF THE BUILDING WHERE PAINTING AND FINISHING WORK ARE TO BE PERFORMED JUST PRIOR TO THE START OF THIS WORK, AND MAINTAIN THESE AREAS IN SATISFACTORY CONDITION FOR PAINTING AND FINISHING. THIS CLEANING INCLUDES THE REMOVAL OF TRASH AND RUBBISH FROM THESE AREAS, BROOM CLEANING OF FLOORS, THE REMOVAL OF ANY PLASTER, MORTAR, DUST AND OTHER EXTRANEOUS MATERIALS FROM FINISH SURFACES INCLUDING BUT NOT LIMITED TO, MISCELLANEOUS METAL, WOODWORK, PLASTER, GYPSUM DRYWALL, MASONRY, CONCRETE, MECHANICAL AND ELECTRICAL EQUIPMENT, PIPING, DUCTWORK, CONDUIT, AND SURFACES VISIBLE AFTER PERMANENT FIXTURE INDUCTION UNIT COVERS, GRILLES, REGISTERS AND OTHER SUCH FIXTURES OR DEVICES ARE IN PLACE.
4. IN ADDITION TO CLEANING SPECIFIED ABOVE AND MORE SPECIFIC CLEANING WHICH MAY BE REQUIRED IN VARIOUS SECTIONS OF THE SPECIFICATIONS, A THOROUGH CLEANING THROUGHOUT THE COMPLETED PROJECT SHALL BE PERFORMED, INCLUDING WASHING OR CLEANING BY OTHER APPROVED METHODS OF ALL FLOORS, GLASS AND OTHER SURFACES ON WHICH DIRT OR DUST HAS COLLECTED AND BY WASHING, REMOVING ALL PAINT, PUTTY AND STAINS THERE FROM.
5. PROVIDING AND MAINTAINING ADEQUATE RUNNER STRIPS OF NON-STAINING REINFORCED KRAFT BUILDING PAPER ON FINISHED FLOORS AS REQUIRED FOR PROTECTION.
6. LEAVE ALL FIXTURES AND EQUIPMENT IN AN UNDAMAGED, BRIGHT, CLEAN, POLISHED CONDITION.
7. CLEAN AND POLISH ALL HARDWARE, AND OTHER METAL WORK.
8. DO ALL OTHER CLEANING AS REQUIRED TO TURN THE BUILDING AND PREMISES OVER TO THE TENANT IN A SPOTLESS AND ORDERLY CONDITION.
9. FINISHED SPACE TO BE DELIVERED TO THE OWNER "WHITE GLOVE CLEAN"

INSPECTION AND GUARANTEES

1. THE CONTRACTOR SHALL KEEP THE ARCHITECT INFORMED OF THE PROGRESS OF HIS WORK. NO WORK SHALL BE CLOSED OR COVERED UNTIL IT HAS BEEN DULY INSPECTED AND APPROVED. SHOULD UN-INSPECTED WORK BE COVERED, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, UNCOVER ALL SUCH WORK SO THAT IT CAN BE PROPERLY INSPECTED AND AFTER SUCH INSPECTION HE SHALL PROPERLY REPAIR AND REPLACE ALL WORK INTERFERED WITH.
2. ALL WORK SHALL BE SUBJECT TO FINAL INSPECTION BY THE ARCHITECT AND ACCEPTANCE BY OWNER.
3. THE CONTRACTOR SHALL GUARANTEE THE WORK AGAINST DEFECTS IN MATERIALS ON WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF COMPLETED WORK BY TENANT, AND HE SHALL, AT HIS OWN EXPENSE AND WITHOUT COST TO THE TENANT, CORRECT ANY DEFECTS WHICH MAY DEVELOP DURING SUCH ONE YEAR PERIOD AND CORRECT ANY DAMAGE TO OTHER WORK CAUSED BY SUCH DEFECTS OR REPAIRING OF THE SAME.
4. THE CONTRACTOR IS RESPONSIBLE FOR UPDATING THE SCHEDULE AND TO INFORM THE OWNER AND ARCHITECT OF ANY VARIATION FROM THE ORIGINAL SCHEDULE PER THE CONTRACT DOCUMENTS. THE SCHEDULE IS TO BE UPDATED AT MONTHLY INTERVALS OR AS REQUIRED TO REFLECT ACTUAL CONSTRUCTION PROGRESS AND ACTIVITIES. INCLUDE A REPORT WITH UPDATED SCHEDULE THAT INDICATES EVERY CHANGE, INCLUDING, BUT NOT LIMITED TO, CHANGES IN LOGIC, DURATIONS, ACTUAL STARTS AND FINISHES, AND ACTIVITY DURATIONS.

DEFINITIONS & MISCELLANEOUS

1. ITEMS MARKED "N.I.C." ON THE DRAWINGS ARE NOT INCLUDED IN THE CONTRACT.
2. ITEMS MARKED "B/O" OR "BY OWNER" SHALL BE SUPPLIED BY OWNER AND INSTALLED AND CONNECTED BY CONTRACTOR AS PART OF THIS CONTRACT.
3. THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" OR "INSTALL" OR "INSTALLED" IN CONNECTION WITH ANY ITEM SHALL MEAN, UNLESS OTHERWISE NOTED THAT EACH ITEM SHALL BE FURNISHED, INSTALLED AND CONNECTED BY THE CONTRACTOR COMPLETE AND READY FOR USE.
4. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE", OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF THE ARCHITECT.

SPECIAL GC REQUIREMENTS

1. SHOP DRAWINGS PROCEDURE IN ADDITION TO THE SHOP DRAWINGS AND SAMPLE SUBMITTAL REQUIREMENTS IN PARAGRAPH (15) ABOVE. THE ARCHITECT REQUIRES THAT THE GENERAL CONTRACTOR SUBMIT ALL SHOP DRAWINGS FIRST TO THE ARCHITECT, WHO WILL THEN SUBMIT THEM TO THE ENGINEERS (OR OTHER CONSULTANTS) FOR REVIEW BEFORE BEING RETURNED TO THE G.C. THROUGH THE ARCHITECT'S OFFICE FOR COORDINATION. NO SHOP DRAWINGS SHALL BE SENT DIRECTLY TO THE ENGINEERS WITHOUT PRIOR SEPARATE EXPRESS AGREEMENT OF THE ARCHITECT AS TO EACH EXCEPTION TO THIS RULE.
2. 3/8" SCALE COMPOSITE DRAWINGS - AT LEAST TEN DAYS PRIOR TO COMMENCING ANY FABRICATION OR INSTALLATION WORK, THE G.C. SHALL COMPLETE THE PREPARATION FOR HIS OWN OF A COORDINATED MECHANICAL (HVAC), ELECTRICAL (POWER, LIGHTING, TELEPHONE, LIFE SAFETY, COMMUNICATIONS), PLUMBING AND SPRINKLER DRAWING (OR DRAWINGS) AT 3/8"=1'-0" SCALE WITH ALL RELEVANT EXISTING CONDITIONS SHOWN (I.E., CONDUITS, STRUCTURE, PIPING, ALARM & EXIT SYSTEMS, ACCESS NEEDS, ETC.) AND SHALL INFORM THE ARCHITECT AT THIS TIME OF ALL CONFLICTING CONDITIONS.
3. SITE: COMPUTER AND REFERENCE TABLE - THE G.C. SHALL INSTALL AND MAINTAIN AT HIS OWN EXPENSE ON THE IMMEDIATE SITE AT THE SAME LOCATION A LOCKING SITE TELEPHONE, TO BE AVAILABLE STRICTLY FOR JOB-RELATED NEEDS AND USES, AND AT LEAST ONE 3'-0" X 7'-0" REFERENCE TABLE, TO BE USED EXCLUSIVELY FOR A REQUIRED SITE WORKING COPY OF THE DRAWINGS, WITH AT LEAST TWO 7'-0" FOOT LONG SHELVES ABOVE FOR STORAGE OF CATALOG CUTS, SHOP DRAWINGS & SAMPLES. G.C. SHALL HAVE A TELEPHONE AND FAX ON SITE FROM COMMENCEMENT OF PROJECT.
4. CATALOGS, MAINTENANCE INSTRUCTIONS, GUARANTEES - PRIOR TO THE COMPLETION OF THIS WORK THE G.C. SHALL FURNISH THE TENANT/OWNER WITH A COMPLETE SET (IN LOOSE LEAF BINDER(S) OF MANUFACTURER'S CATALOGS, OPERATING INSTRUCTIONS, & SIMILAR DATA AND ALL GUARANTEES FOR ALL EQUIPMENT AND OPERABLE DEVICES FURNISHED OR INSTALLED BY THE G.C. IN THIS CONSTRUCTION, AND SHALL ORIENT AND INSTRUCT THE PERSONNEL DESIGNATED BY THE TENANT/ OWNER IN THE OPERATION OF ALL SUCH EQUIPMENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY AND ACCURATELY LAYING OUT THE WORK FOR THE LINES AND MEASUREMENTS HEREIN. HE SHALL ESTABLISH NECESSARY REFERENCE LINES AND PERMANENT BENCHMARKS FROM WHICH BUILDING LINES AND ELEVATIONS SHALL BE TAKEN.
6. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CHALK ON SITE THE LOCATIONS OF ALL PARTITION WALLS, LIGHT FIXTURES, WALL FIXTURES, EXIT SIGNS, SPRINKLER HEADS, ACCESS PANELS, AND LINEAR DIFFUSERS FOR REVIEW BY ARCHITECT.
7. HEIGHTS FOR ALL WORK CALLED FOR "A.F.F." INCLUDING BUT NOT LIMITED TO SOFFITS, CEILINGS, DOORS, AND HOLLOW METAL SHALL BE TRUE AND LEVEL WITHIN A MAXIMUM TOLERANCE OF 1/8" OVERALL THE ENTIRE PROJECT REGARDLESS OF VARIATIONS IN THE ACTUAL SLAB. THE SLAB SHALL BE LEVELED AS REQUIRED SO AS NOT TO VARY MORE THAT 1/8" IN ANY 10'-0".
8. G.C. IS RESPONSIBLE TO ENSURE THAT ALL SPECIFIED PROJECT COMPONENTS CAN BE BROUGHT ON TO THE SITE VIA THE ALLOWED BUILDING ENTRANCES, DOORWAYS, ELEVATORS AND STAIRS. aNY COMPONENTS THAT CANNOT BE BROUGHT ON TO THE SITE MUST BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT.

DEMO NOTES

1. CONTRACT TO BE CARRIED OUT PER PLANS ACCORDING TO PHASE FOR DEMOLITION AND CONSTRUCTION. SIGNS, BARRICADES AND ADEQUATE PROTECTIONS MAY BE REQUIRED TO PROTECT PERSONNEL AND CUSTOMERS IF AREAS OUTSIDE OF EACH PHASE WILL REMAIN OPERATIONAL.
2. THE CONTRACTOR SHALL REMOVE ALL EXISTING NON-STRUCTURAL MATERIAL AND CONSTRUCTION INTERFERING WITH THE PROPOSED NEW WORK OR AS REQUIRED BY INDICATION OF THE NEW WORK. THE INTENTION OF THE DRAWINGS IS FOR THE SATISFACTORY COMPLETION OF THE ENTIRE PROJECT. MATERIALS TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO, FLOORING, PARTITIONS, SOFFITS, CEILINGS, DUCTWORK, ELECTRICAL WORK, MILLWORK AND FIXTURING. QUESTIONS AS TO THE EXTENT OF DEMOLITION AND SALVAGEABLE ITEMS SHALL BE DIRECTED TO THE TENANT, ARCHITECT AND INTERIOR DESIGNER.
3. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE BY MEANS AGREED UPON BY TENANT AND CONTRACTOR, INCLUDING, BUT NOT LIMITED TO, TEMPORARY PARTITIONS AND DUST-PROOF MEMBRANES. DURING CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE INCURRED OUTSIDE OF DEMOLITION AREA, AND SHALL MAKE REPAIRS TO SUCH DAMAGE WITHOUT ADDITIONAL COST TO THE TENANT.
4. EXISTING SURFACES ADJACENT TO DEMOLISHED ONES SHALL BE PATCHED, REPAIRED AND READIED FOR NEW FINISH. BASE SURFACES SHALL BE RENDERED FREE OF CRACKS, FLUSH, LEVEL AND CLEAN IN PREPARATION FOR NEW FINISH.
5. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. CONTRACTOR SHALL REMOVE DEBRIS DAILY IN A LEGAL MANNER AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION. SEE CLEANING NOTES FOR ADDITIONAL INFORMATION.
6. THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK. ALL OPENINGS IN ANY EXTERIOR WALL OR ROOF SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER PENETRATION.
7. SAFELY STORE ANY SALVAGEABLE EQUIPMENT DESIGNATED BY THE TENANT, ARCHITECT OR INTERIOR DESIGNER FOR SALVAGE OR REUSE. A WALKTHROUGH WITH THE OWNER AND ARCHITECT IS REQUIRED PRIOR TO COMMENCING DEMOLITION.
8. REMOVE ALL EXISTING FIXTURES/FURNISHINGS THAT HAVE NOT BEEN IDENTIFIED IN THE DOCUMENTS OR BY THE TENANT FOR REUSE. NOTE THAT EXISTING FIXTURES/FURNISHINGS MAY BE TEMPORARILY MOVED BY THE TENANT DURING THE COURSE OF CONSTRUCTION IN ORDER TO KEEP THE SPACE OPERATIONAL AS REQUIRED BY OWNER OR PHASING PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE FINAL REMOVAL AND DISPOSAL OF ALL DESIGNATED EXISTING FIXTURES AND FURNISHINGS.
9. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL DEMOLITION NOTES WHERE APPLICABLE. ADEQUATE STRUCTURAL BRACING SHALL BE INSTALLED PRIOR TO REMOVAL OF ANY STRUCTURAL OR BEARING PARTITIONS, BEAMS AND HEADERS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSULT WITH THE PROJECT STRUCTURAL ENGINEER BEFORE PROCEEDING WITH SUCH WORK.
10. SEE ELECTRICAL, MECHANICAL AND PLUMBING DRAWINGS FOR ADDITIONAL DEMOLITION NOTES. CONTRACTOR IS RESPONSIBLE FOR CUTTING AND CAPPING TEMPORARILY OR PERMANENTLY UNUSED SUPPLY LINES AND ENSURING CONTINUOUS SERVICE TO AREAS BEYOND AREA OF PHASED DEMOLITION. SERVICES INCLUDE, BUT ARE NOT LIMITED TO, LIFE SAFETY, FIRE SPRINKLER, SECURITY MONITORING AND ALARM SYSTEMS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSULT WITH THE PROJECT MEP ENGINEER BEFORE PROCEEDING WITH SUCH WORK - U.O.N.
11. NO HAZARDOUS MATERIAL REMOVAL IS INCLUDED IN THIS CONTRACT.
12. EXCEPT AS OTHERWISE SPECIFICALLY DIRECTED BY THE OWNER, CONSIDER ALL REMOVED MATERIALS AND DEBRIS AS PROPERTY OF THE CONTRACTOR TO BE SAFELY AND PROPERLY DISPOSED OF AWAY FROM THE SITE. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE AS JOB PROCEEDS.
13. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.

EQUIPMENT NOTES

1. CONTRACTOR SHALL FURNISH AND INSTALL ALL EQUIPMENT AS INDICATED IN THE SCHEDULES. CONTRACTOR SHALL PROVIDE LATEST MODEL OF EQUIPMENT. WHERE NEWER MODEL OF EQUIPMENT IS BEING PROVIDED INSTEAD OF THE MODEL LISTED, CONTRACTOR SHALL NOTIFY THE ARCHITECT AND PROVIDE THE ARCHITECT WITH CATALOG CUTS / LITERATURE SHOWING THE NEWER MODEL.
2. CONTRACTOR SHALL PROVIDE RECEPTACLES, POWER, CONNECTIONS, OR OTHER LABOR OR MATERIALS AS REQUIRED FOR EQUIPMENT, SPECIFIED AND OR SHOWN IN THESE NOTES, SCHEDULES AND DRAWINGS.
3. ALL EQUIPMENT MUST BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. CONTRACTOR SHALL CONFIRM WITH MANUFACTURER'S REPRESENTATIVE ALL REQUIREMENTS FOR EQUIPMENT, INCLUDING EXACT LOCATION AND TYPES OF ELECTRICAL OR PLUMBING CONNECTIONS, SIZES OF EQUIPMENT ETC.
4. MILLWORK SUBCONTRACTOR SHALL CONFIRM AND COORDINATE ALL SIZES AND REQUIREMENTS FOR EQUIPMENT DURING SHOP DRAWING PHASE AND PRODUCTION IN CONJUNCTION WITH ALL MILLWORK PIECES AND COMPONENTS.

SITE WORK

1. THE CONTRACTOR SHALL SECURE ALL UTILITIES BEFORE COMMENCING SITE WORK. AT LEAST TWO DAYS (BUT NO MORE THAN TEN) BEFORE THE START OF ANY CONSTRUCTION, CONTRACTOR TO CALL UNDERGROUND UTILITIES CALL CENTER TO ALLOW THEM TO LOCATE AND MARK ANY UNDERGROUND EQUIPMENT. FAILURE TO CALL WILL LEAVE CONTRACTOR LIABLE FOR ANY CABLE REPAIR COSTS. CONDUCT CONSTRUCTION WITH DUE CARE TO AVOID DAMAGE TO EXISTING CONSTRUCTION TO REMAIN.
2. THE CONTRACTOR SHALL REMOVE ALL EXISTING MATERIAL INTERFERING WITH THE PROPOSED NEW WORK OR AS REQUIRED BY INDICATION OF NEW WORK.
3. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY CONTRACTOR AS THE JOB PROCEEDS.
4. CONTRACTOR SHALL STAKE OUT ADDITION AND SHALL WALK THE SITE WITH ARCHITECT PRIOR TO EARTH REMOVAL TO DETERMINE WHICH LANDSCAPE ELEMENTS AND TREES SHALL REMAIN. PROTECT ALL EXISTING TREES AND SHRUBS NOT BEING REMOVED.
5. GROUND AROUND ADDITION IS TO BE SWALED AWAY FROM BUILDING TO MEET PREVAILING GRADE AT CONCLUSION OF DEMOLITION AS INDICATED ON SITE PLAN.
6. THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK. ALL OPENINGS IN ANY WALL OR ROOF SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER PENETRATION (FACADE WORK, ETC.)
7. PROTECT ALL SITE UTILITIES DURING DEMOLITION AND CONSTRUCTION.
8. ALL FOOTING DRAINS SHALL TERMINATE IN NEW DRYWELLS OR AT GRADE TO DRAIN AWAY FROM EXISTING STRUCTURE. NEW FOOTING DRAINS MUST HAVE A SEPARATE PATH AND CONDUIT OF DRAINAGE FROM EXISTING DRAINAGE SYSTEMS AND ROOF AND SURFACE DRAINAGE SYSTEMS.
9. ALL SURFACE DRAINS SHALL CONNECT TO EXISTING ROOF DRAINAGE SYSTEM OR TERMINATE AT GRADE TO DRAIN AWAY FROM EXISTING HOUSE. NEW SURFACE DRAINS MUST HAVE A SEPARATE CONDUIT AND PATH FROM NEW FOOTING DRAINS.

ENVIRONMENTAL PROVISIONS NOTES

1. CONSULT ALL CURRENT LOCAL, STATE AND FEDERAL REGULATIONS AND REQUIREMENTS FOR ENVIRONMENTAL PROVISIONS.

ELECTRICAL NOTES

1. FOR LIGHTING AND SWITCHING REQUIREMENTS SEE POWER AND REFLECTED CEILING PLAN, NOTES, AND SYMBOLS.
2. ALL SWITCHES IN SAME LOCATION SHALL BE GANGED UNDER A SINGLE COVER PLATE, U.O.N.
3. REFER TO TYPICAL MOUNTING HEIGHTS FOR ALL PLATE AND THERMOSTAT LOCATIONS.
4. ALL FINISH SWITCH PLATES SHALL BE INSTALLED SQUARE, TYP.
5. TOP OF ALL FLUSH FLOOR RECEPTACLES AND OUTLETS SHALL BE FLUSH W/ TOP OF FINISH FLOOR, UNLESS OTHERWISE INDICATED, AND SHALL BE PROVIDED WITH CARPET FLANGES OR TRIM RINGS FOR EACH OUTLET TYPE AS APPROPRIATE FOR EACH FINISH FLOOR CONDITION. SUBSCRIPT 'F' INDICATES FLUSH TYPE.
6. ALL FACE PLATES TO BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
7. ALL ELECTRICAL CONDUITS IN CEILING OR FLOOR TO BE INSTALLED AS TIGHT TO SLAB AS POSSIBLE.
8. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN WHO SHALL FILE WITH THE LOCAL GOVERNMENT AS REQUIRED.
9. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE WIRING AND ALL ELECTRICAL POWER FOR CONDUITS AND CABLES CONNECTING POWER PANELS TO BUILDING POWER CIRCUITS. ELECTRICAL ENGINEERING DRAWINGS SHALL BE USED FOR CIRCUITING AND PANEL INFORMATION. VISIBLE ITEMS SUCH AS FIXTURES, OUTLETS, ETC. MUST BE LOCATED PER THE ARCHITECT'S DRAWINGS.
10. ELECTRICAL CONTRACTOR SHALL DETERMINE RISER CAPACITY AND NOTIFY DESIGNERS OF ANY DISCREPANCY BETWEEN AVAILABLE POWER AND NEW WORKLOAD REQUIREMENTS.
11. CONTRACTOR IS TO SUBMIT CUTS FOR ALL EXPOSED ELECTRICAL EQUIPMENT SUCH AS BUZZERS, BUTTONS, DIMMERS, SPECIAL PLATES GANG PLATES, THERMOSTATS, ETC.
12. ENGINEERS OF ELECTRICIANS TO VERIFY MANUFACTURER'S REQUIREMENT FOR EQUIPMENT ON SEPARATE CIRCUITS AS NOTED AND PROVIDED SUITABLE WIRING AND RECEPTACLES.
13. ELECTRICAL PANEL BOARDS SHALL BE THE RECESSED TYPE, FLUSH SET INTO WALL. ALL CONDUITS OUTLETS ETC. SHALL BE FINISHED FLUSH INTO WALL.
14. DIMENSIONS ARE SHOWN ON PLANS TO CENTERLINE OF GROUPED OUTLETS (ELECTRICAL AND TELEPHONE). OUTLETS ARE TO BE NO MORE THAT 6" O.C. HORIZONTALLY.
15. ALL WALL MOUNTED ELECTRICAL AND TELEPHONE OUTLETS ARE TO BE LOCATED 15" TO CENTER ABOVE FINISHED FLOOR. MOUNTED HORIZONTALLY, UNLESS OTHERWISE INDICATED.
16. ELECTRICAL OUTLETS ARE TO BE 110V, 15 AMP, 3 CONDUCTOR, GROUNDED DUPLEXES, UNLESS OTHERWISE INDICATED.
17. TELEPHONE AND LOW VOLTAGE COMMUNICATION WORK IS TO BE COORDINATED WITH TELEPHONE COMPANY REPRESENTATIVE AND TENANT'S COMMUNICATIONS CONSULTANT AND MUST BE CONFIRMED, INCLUDING REQUESTS FOR STUBBED CONDUIT, SPECIAL CABLE SIZES ETC.
18. ALL TELEPHONE EQUIPMENT CABINETS, ETC ARE TO BE POSITIONED AND WIRED BY THE TELEPHONE COMPANY UNLESS NOTED OTHERWISE.
19. ALL FIXTURE, OUTLET, AND SWITCH LOCATIONS SHALL BE LAID OUT IN CHALK BY THE ELECTRICIAN BEFORE COMPLETING WORK. **NO FIXTURES SHALL BE INSTALLED NOR WIRING COMPLETED UNTIL THE DESIGNERS HAVE APPROVED LAYOUT.**
20. ALL FIELD CONDITIONS NECESSITATING ANY CHANGES OR MODIFICATIONS MUST BE APPROVED BY THE DESIGNERS PRIOR TO PERFORMING SAID CHANGES OR MODIFICATIONS.
21. INSTALL ALL WALL RECEPTACLES, TELEPHONE AND SIGNAL OUTLETS HORIZONTALLY UNLESS OTHERWISE INDICATED.
22. ALL EXPOSED POWER SWITCHES (FAN, SECURITY, ETC.) SHALL BE INSTALLED AND AT SAME CENTERLINE A.F.F. AS ADJACENT LIGHT SWITCH, OR SHALL BE LOCATED AS OTHERWISE DIMENSIONED ON THE DRAWINGS. IF NOT DIMENSIONED, ARCHITECT SHALL DIRECT SUCH LOCATION IN FIELD.
23. FLOOR RECEPTACLES, TELEPHONE AND SIGNAL OUTLETS SHALL BE LOCATED ONLY AS DIMENSIONED ON DRAWINGS OR AS OTHERWISE DIRECTED BY THE ARCHITECT.
24. REFER TO ENGINEERING DRAWINGS FOR OTHER SYMBOLS, NOTES AND SPECIFICATIONS (WHEN APPLICABLE). CONTRACTOR TO VERIFY AND COORDINATE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS WITH ELECTRICAL DRAWINGS AND SPECIFICATIONS. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION OR PURCHASE.
25. CONTRACTOR TO PROVIDE ALL NECESSARY CORE DRILLS TO LOCATE OUTLETS, DEVICES OR TO CONNECT CONDUIT BETWEEN FLOORS.
26. CUTTING IN DEMISING OR EXTERIOR WALLS FOR ELECTRICAL OR ANY OTHER SERVICES WILL NOT BE ALLOWED. THE WALL IS TO BE FURRED-OUT TO ACCOMMODATE THE NEW ELECTRICAL WORK, ETC. THE RESIDENT MANAGER IS TO INSPECT THIS WORK TO MONITOR QUALITY CONTROL. PROVIDE GFI OUTLETS AND CIRCUITS PER CODE IN ALL WET AREAS. OUTLETS AND FIXTURES LOCATED AT DEMISING WALL CONDITIONS MUST MAINTAIN THE EXISTING FIRE RATING - 1 HOUR AT DEMISING PARTITIONS, 2 HOURS AT STAIRS, SHAFTS, ELEVATORS, ETC. ALL LIGHTING MUST BE UL RATED AND POWER OUTLETS AND SWITCHES LOCATED AS PER ADA REQUIREMENTS.
27. FACE PLATES FOR WALL SWITCHES AND OUTLETS TO BE TRUFIG BRAND FLUSH TYPE U.O.N. FACE PLATES FOR COMBINATION SIGNAL/TELEPHONE WALL OUTLETS TO HAVE TWO MODULAR PHONE JACKS U.O.N. FACE PLATES RECEPTACLE AND RECEPTACLE PLATE COVERS COLOR TO BE APPROVED BY ARCHITECT. ALL PLATE COVERS TO BE CONCEALED FASTENER TYPE.
28. G.C. TO FURNISH LAMPING FOR ALL ARCHITECTURAL [HARD-WIRED] AND DECORATIVE [PLUG-IN] FIXTURES. SRG TO PROVIDE DECORATIVE LIGHTING LAMPING INFORMATION TO G.C.

PLUMBING NOTES

1. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS AND THE LOCAL AND STATE CODE REQUIREMENTS. THIS WORK SHALL BE INSTALLED BY A LICENSED PLUMBER.
2. ALL FIXTURES SHALL BE LOCATED AS SHOWN ON DRAWINGS. COMBINATION WITH OTHER TRADES AS TO THE LOCATION OF PIPING RUNS SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR.
3. ANY REQUIRED CHANGES, STRUCTURAL FRAMING CHANGES, ETC. SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR BEFORE STARTING PLUMBING WORK.
4. ALL PLUMBING SHALL BE TESTED AND APPROVED BEFORE FINISH WALL SURFACES ARE ENCLOSED.
5. ALL CONNECTIONS BETWEEN DISSIMILAR METALS SHALL BE SUCH AS TO PREVENT GALVANIC ACTION BETWEEN THEM. ALL CUTTING AND PATCHING BY PLUMBER.

RCP NOTES

1. SEE LIGHTING FIXTURE SCHEDULE AND SEPARATE LIGHT FIXTURE CUT SHEET PACKAGE BY LIGHTING DESIGNER, AS APPLICABLE.
2. ALL EXPOSED FIXTURE HOUSING TRIMS & FLANGES SHALL BE PRIMED AND PAINTED TO MATCH THE CEILING IN WHICH THEY OCCUR, U.O.N.
3. ALL CEILING DETAILS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
4. G.C. SHALL EXAMINE PREMISES PRIOR TO STARTING WORK TO DETERMINE IF ANY EXISTING ELECTRICAL CONDUITS, SPRINKLER PIPING, PLUMBING LINES, OR DUCTWORK ARE IN CONFLICT WITH THE LOCATIONS OF NEW LIGHT FIXTURES, CEILING A/C UNITS, ETC. G.C. SHALL PROVIDE FOR TENANT'S REVIEW AN ITEMIZED PRICE FOR THE RELOCATION OF ANY EXISTING WORK TO AVOID CONFLICT WITH NEW WORK.
5. PROVIDE ACCESS PANELS AS REQUIRED FOR ALL EQUIPMENT; REFER TO MISCELLANEOUS SCHEDULE FOR TYPES. LOCATIONS OF ACCESS PANELS MUST BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL VERIFY CLEARANCES FOR LIGHT FIXTURES PRIOR TO ORDERING FIXTURES AND REPORT ANY CONFLICTS TO ARCHITECT. CONTRACTOR WILL RECHECK CLEARANCES PRIOR TO INSTALLING ANY FIXTURES OR GROUP OF FIXTURES IN A ROOM OR SPACE.
7. ALL CEILING DEVICE LOCATIONS (INCLUDING BUT NOT LIMITED TO: SPRINKLER HEADS, SECURITY CAMERAS, MOTION DETECTORS, SMOKE/CO2 DETECTORS, ETC) MUST BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
8. SPRINKLER HEADS, WHERE OCCURRING, SHALL BE CONCEALED-TYPE U.O.N.
9. GWB CEILING HEIGHTS TO BE AS INDICATED ON REFLECTED CEILING PLANS AND ELEVATIONS.
10. INSTALL ALL SWITCHES VERTICALLY U.O.N.
11. ALL LIGHTING FIXTURES, REGISTERS, DIFFUSERS AND SPRINKLERS SHALL BE LOCATED BY POSITION SHOWN IN CEILING GRID U.O.N. OR DIMENSIONED.
12. EXIT LIGHTS SHALL BE SPECIFIED ON ENGINEER'S LIGHTING PLAN.
13. SPRINKLER SUBCONTRACTOR SHALL SUBMIT PROPOSED LAYOUT FOR ARCHITECT'S APPROVAL. (SEE SHOP DRAWING SUBMITTAL REQUIREMENTS)
14. ALL LIGHT FIXTURES SHALL BE SWITCHED BY SWITCH(ES) AS INDICATED FOR ITS CONTROL GROUP (SEE SYMBOL DESCRIPTION) IF NO CONTROL GROUP IS SHOWN, FIXTURE SHALL BE SWITCHED BY SWITCH LOCATED IN SAME SPACE.
15. SEE LIGHTING FIXTURE SCHEDULE FOR ALL LIGHT FIXTURE FINISHES, FLANGES, LAMPING, ETC.
16. ALL TOGGLE SWITCHES AND DIMMER SWITCHES AND PLATES SHALL BE LUTRON ARCHITECTURAL WHITE FINISH OR AS SPECIFIED IN SCHEDULES. **ALL PLATE COVERS TO BE CONCEALED FASTENER TYPE.**
17. ALL REGISTERS AND DIFFUSERS (IF NOT INTEGRAL WITH LIGHT FIXTURE) SHALL BE STANDARD WHITE COLOR.
18. CONTRACTOR MUST LAYOUT ALL LIGHTING LOCATIONS ON THE FLOOR FOR OWNER AND ARCHITECT APPROVAL.
19. ALL ARCHITECTURAL SLOT AND DIFFUSER INTERIORS ARE TO BE SPRAYED BLACK, TYP.

PARTITION NOTES

1. G.C. TO COORDINATE BLOCKING PROVISIONS FOR MILLWORK & WALL MOUNTED UNITS. SEE ELEVATIONS AND DETAILS.
2. INSTALL 3/4" THK FIRE RETARDANT PLYWOOD, 8'-0" HIGH AT TELEPHONE CLOSETS & COMMUNICATIONS REFER TO TELECOMMUNICATIONS DRAWINGS FOR OTHER INFORMATION.
3. ALL NEW DOOR OPENINGS TO BE LOCATED 4" FROM ADJACENT PARTITION U.O.N.
4. PROVIDE FIRE-RATED CONSTRUCTION FOR PARTITIONS AS REQUIRED BY BUILDING CODE AND AS PER CONSTRUCTION DRAWINGS.
5. INSTALL LATICRETE 9235 WATERPROOFING MEMBRANE, FULL-HEIGHT AT ALL "WET" WALLS AND MIN. 4'-0" UP ALL OTHER BATHROOM WALLS. PROVIDE VAPOR BARRIERS AS REQUIRED AND SPECIFIED BY THE MANUFACTURER.
6. USE WATERPROOF GYPSUM BOARD OR WATERPROOF CEMENT BOARD AT ALL "WET" WALLS, BATHROOMS AND KITCHENS.
7. DRYWALL BOARD TO EXTEND UP MINIMUM 6" ABOVE FINISHED CEILING, U.O.N.
8. PROVIDE FIRE-STOPPING AS DICTATED BY CODE AT ALL FIRE-RATED WALL AND CEILING PENETRATIONS, INCLUDING BUT NOT LIMITED TO: ELECTRICAL OUTLETS, PIPE AND DUCT PENETRATIONS.
9. PROVIDE ACOUSTIC SEALANT AROUND ALL ELECTRICAL OUTLETS AND ALL OTHER PENETRATIONS THROUGH PARTITION.
10. PROVIDE SOUND ATTENUATING INSULATION BLANKET AT ALL INTERIOR PARTITIONS, U.O.N.

CONCRETE NOTES

1. ALL CONCRETE SHALL MEET THE STRENGTH REQUIREMENTS SPECIFIED IN STRUCTURAL ENGINEER'S DRAWINGS.
2. REINFORCEMENT DETAILS TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DRAWINGS.
3. FINISHES: SLABS AND WALKS TO HAVE A FLOAT OR TRAWLED FINISH WITH CONTRACTION JOINTS AS REQUIRED. JOINT LAYOUT TO BE APPROVED BY ARCHITECT.

INTERIOR STONE & CERAMIC TILE FLOOR NOTES

1. STONE SAMPLES AT LEAST 12 INCHES SQUARE ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. INCLUDE 4 OR MORE SAMPLES IN EACH SET SHOWING THE FULL RANGE OF VARIATIONS IN APPEARANCE FROM LIGHTEST TO DARKEST. VARIATIONS MUST FALL WITHIN A NARROW RANGE, SHOWING CONSISTENT APPEARANCE.
2. GROUT SAMPLES SHOWING THE FULL RANGE OF COLORS AVAILABLE ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. USE MAPEI, LATICRETE OR EQUAL.
3. APPROPRIATE FLOOR SEALER TO BE APPLIED. PRODUCT MUST BE COLORLESS, SLIP- AND STAIN-RESISTANT AND NOT AFFECT COLOR OR PHYSICAL PROPERTIES OF STONE SURFACES, AS RECOMMENDED BY STONE PRODUCER FOR APPLICATION INDICATED.
4. INSTALL ACOUSTICAL UNDERLAYMENT AS REQUIRED BY THE CONSTRUCTION DRAWINGS.
5. REMOVE SUBSTANCES FROM CONCRETE SUBSTRATES THAT COULD IMPAIR MORTAR BOND, INCLUDING CURING AND SEALING COMPOUNDS, FORM OIL, AND LAITANCE.
6. EXECUTE STONEWORK BY SKILLED MECHANICS EXPERIENCED WITH THE TYPE OF STONE AND INSTALLATION METHOD INDICATED.
7. FIELD-CUT TILE AS NECESSARY TO FIT AT OBSTRUCTIONS. PRODUCE TIGHT AND NEAT JOINTS OF 1/8" MAX.
8. SHADE VARIATIONS WILL OCCUR FROM TILE TO TILE WITHIN A CARTON AND/OR CARTON TO CARTON. SHUFFLE THE PRODUCT PRIOR TO INSTALLATION TO ACHIEVE PROPER SHADE VARIATION AND AN EVEN DISTRIBUTION. ARCHITECT TO APPROVE BEFORE FINAL FINISHING.
9. POINT ALL JOINTS AFTER SETTING. TOOL JOINTS FLAT, UNIFORM, AND SMOOTH, WITHOUT VISIBLE VOIDS. REMOVE MORTAR FINS AND SMEARS BEFORE TOOLING JOINTS.

STONE NOTES

1. ONLY ONE SOURCE OF EACH TYPE OF STONE SHALL BE USED THROUGHOUT THE WORK. STONE SHALL MATCH THE TYPE, PATTERN, COLOR, TEXTURE, AND FINISH OF SAMPLES AVAILABLE FOR INSPECTION IN THE OFFICE OF THE ARCHITECT.
2. JOINTS: WALL - 1/16" TIGHT; FLOOR - 1/8" TIGHT.
3. STONE FACE DIMENSION TOLERANCE SHALL BE +0", -1/16" IN BOTH DIRECTIONS, WITH NINETY (90) DEGREE ANGLES FOR ALL CORNERS.
4. STONE FACE DIMENSION TOLERANCE (FLATNESS) SHALL BE +1/32" IN ALL DIRECTIONS.
5. OFFSET AT JOINTS: DO NOT EXCEED PLUS OR MINUS 1/32"; INCLUDING STONE JOINTS ON THE WALL AND ON THE FLOOR WHICH ARE IN ALIGNMENT.
6. STONE: SUBMIT FOUR (4) SETS OF 1'X1' SAMPLES OF EACH TYPE OF STONE. INDICATE IN EACH SET THE FULL RANGE OF EXPOSED COLOR AND TEXTURE TO BE EXPECTED IN THE COMPLETED WORK. ARCHITECT'S REVIEW WILL BE FOR COLOR, VEINING, MARKINGS, AND TEXTURE ONLY. COMPLIANCE WITH ALL OTHER REQUIREMENTS IS THE EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR.
7. NATURAL STONE SLABS AND PRE-CUT NATURAL STONE TILES MUST BE REVIEWED AND APPROVED BY ARCHITECT AND OWNER PRIOR TO PURCHASE.
8. NATURAL STONE TILES MUST BE REVIEWED FOR CONSISTENCY IN DESIRED AESTHETIC. CULL TILES FOR REVIEW BY ARCHITECT AND OWNER PRIOR TO INSTALLATION.
9. MORTAR MATERIALS: SUBMIT CERTIFICATION THAT MORTAR MATERIALS COMPLY WITH PRODUCT INSTALLATION SPECIFICATION REQUIREMENTS.
10. GROUTING MATERIALS - SUBMIT COLOR SAMPLES FOR DESIGNER APPROVAL.
11. ALL STONE SHALL BE SOUND STOCK, AND UNIFORM TEXTURE, AND SHALL BE FREE OF DEFECTS WHICH WOULD IMPAIR THE STRENGTH, DURABILITY, AND APPEARANCE OF THE WORK, AS DETERMINED BY THE ARCHITECT.
12. ALL STONE SHALL BE SELECTED FOR BACKGROUND COLOR, VEINING, MARKING AND MATCHING, SHALL RUN IN EVEN SHADES, AND SHALL BE SET ACCORDINGLY.
13. GROUT - LATICRETE FLOOR GROUT (OR EQUAL) AND JOINT FILLER GAUGED WITH LATICRETE 1776 GROUT ADMIX (OR EQUAL), COLOR AS SELECTED BY THE ARCHITECT.
14. STONE SHALL BE ACCURATELY CUT TO SIZES, SHAPES, PROFILES, AND DIMENSIONS. THERE SHALL BE NO DEVIATION FROM JOINTING.
15. EXPOSED SURFACES AND EDGES OF STONE UNITS SHALL BE FREE FROM CRACKS, BROKEN CORNERS, CHIPPED EDGES, SCRATCHES, OR OTHER DEFECTS AFFECTING APPEARANCE. PATCHING OR FILLING NOT PERMITTED.
16. THE USE OF STONE WITH CHIPPED EDGES OR FACES SHALL NOT BE PERMITTED.
17. MAKE FACES OF STONE UNITS IN THE SAME PLANE FLUSH AT JOINTS. ALL FINISHED SURFACES SHALL BE TRUE IN LINE AND FACE.
18. SAWN SURFACES AND EDGES SHALL BE CLEANED OF ALL RUST STAINS AND IRON PARTICLES.
19. ALL EXPOSED CUT EDGES TO BE POLISHED.
20. ALLOWABLE VARIATIONS IN FINISHED WORK: DO NOT EXCEED THE FOLLOWING DEVIATIONS FROM LEVEL AND PLUMB, AND FROM ELEVATIONS, LOCATIONS, SLOPES AND ALIGNMENT SHOWN. WALLS AND FLOORS: 1/16" IN 10'-0" RUN, ANY DIRECTION; + 1/16" AT ANY LOCATION; 1/32" OFF- SET AT ANY LOCATION.
21. AFTER ALL STONE UNITS HAVE BEEN SET AND SETTING BED IS THOROUGHLY CURED, BRUSH ALL 1/8" WIDE JOINTS CLEAN. THOROUGHLY WET RAKED OUT PORTION OF JOINTS AND THEN FILL SOLID WITH COLORED JOINT GROUT. STRIKE JOINT NEATLY AND TOOL TO A DENSE, SLIGHTLY RECESSED SURFACE. GROUTING OF JOINTS AS DONE IN TILE WORK IS NOT PERMITTED. EVERY EFFORT MUST BE MADE TO KEEP GROUT AND MORTAR OFF EXPOSED SURFACES OF STONE. APPLY MASKING TAPE TO PREVENT STAINING OF ADJACENT STONE SURFACES, IN CONTINUOUS STRIPS IN ALIGNMENT WITH JOINT EDGE. REMOVE TAPE IMMEDIATELY UPON GROUT HAVING ACHIEVED INITIAL SET.
22. SEALANT: WATERPROOF PENETRATING SEALANT AS RECOMMENDED BY PROVIDER/INSTALLER. APPLICATION & NUMBER OF COATS TO BE PER MANUFACTURER'S SPECIFICATIONS. SAMPLES OF SEALANT ON ACTUAL STONE PRODUCT MUST BE SUBMITTED FOR APPROVAL PRIOR TO APPLICATION. SEALANT MUST NOT AFFECT QUALITY, COLOR OR SHEEN OF INTENDED STONE FINISH.
23. ANTI-SLIP COATING: ANTI-SLIP COATING IS REQUIRED AT STONE FLOORS. COATING TO MEET OR EXCEED COEFFICIENT OF FRICTION AS STIPULATED BY LOCAL, STATE AND FEDERAL REGULATIONS.
24. TOPICAL SEALANT: AS RECOMMENDED BY PROVIDER/INSTALLER. APPLICATION & NUMBER OF COATS TO BE PER MANUFACTURER'S SPECIFICATIONS. SAMPLES OF SEALANT ON ACTUAL STONE PRODUCT MUST BE SUBMITTED FOR APPROVAL PRIOR TO APPLICATION. SEALANT MUST NOT AFFECT QUALITY, COLOR OR SHEEN OF INTENDED STONE FINISH.

METAL NOTES

1. ALL METALS TO HAVE MITERED AND WELDED CORNERS UNLESS OTHERWISE NOTED. ALL EDGES TO BE 90°, SHARP & CRISP. SUBMIT SAMPLE OF METAL CORNER DETAIL FOR APPROVAL PRIOR TO INSTALLATION.
2. ALL METAL TO BE STRAIGHT AND TRUE, CLEAR OF ALL DEFECTS, NICKS OR BENDS.
3. ALL WELDS TO BE GROUND SMOOTH.
4. SUBMIT (3) 4"X4" OR LARGER SAMPLES OF EACH METAL FINISH SPECIFIED FOR APPROVAL BY ARCHITECT/INTERIOR DESIGNER. SUBMITTED METAL SAMPLES ARE TO MATCH ARCHITECT/INTERIOR DESIGNER'S CONTROL SAMPLES.
5. CUSTOM TREATED OR 'OILED' FINISH METALS TO RECEIVE A PROTECTIVE CLEAR COAT LACQUER UNLESS OTHERWISE NOTED.
6. PROVIDE GALVANIC INSULATION BETWEEN DISSIMILAR METALS.
7. WHERE REQUIRED BY MANUFACTURER'S CONSTRAINTS, GC TO PROVIDE MAXIMUM METAL SIZE LIMITATIONS FOR LOCATIONS OF SEAMING BY ARCHITECT/INTERIOR DESIGNER.

MILLWORK NOTES

1. **THE QUALITY STANDARDS OF THE ARCHITECTURAL WOODWORK INSTITUTE (AWI), LATEST EDITION, SHALL APPLY TO ALL WORKMANSHIP FOR ARCHITECTURAL WOODWORK AND BY REFERENCE ARE MADE A PART OF THIS SPECIFICATION. ALL WORK SHALL CONFORM TO THE "PREMIUM" GRADE REQUIREMENTS OF THE AWI QUALITY STANDARDS, UNLESS OTHERWISE MODIFIED HEREIN.**
2. **AFFORD ARCHITECT EVERY FACILITY FOR INSPECTION OF WORK AT SHOP OR MILL AT SUCH TIMES AS THE ARCHITECT MAY SELECT.**
3. **ALL VENEERS TO BE SELECTED AND CLIPPED TO AVOID HEART. ALL VENEERS TO BE LAID UP TO BE BOOKMATCHED (U.O.N.), BALANCED AND CENTER MATCHED HORIZONTALLY AND VERTICALLY. ARCHITECT TO APPROVE VENEERING BEFORE FINAL FABRICATION OR FINISHING.**
4. **CONTRACTOR RESPONSIBLE FOR REVIEW OF DRAWINGS AND COORDINATION AND TO NOTIFY ARCHITECT OF CONFLICTS BEFORE CONSTRUCTION. DRAWINGS ARE INTENDED TO CONVEY DESIGN INTENT ONLY. CONTRACTOR AND/OR FABRICATOR SHALL HAVE SOLE RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK TO PRODUCE THE INTENT OF THE DRAWINGS. CONTRACTOR/FABRICATOR IS SOLELY RESPONSIBLE FOR STRUCTURAL INTEGRITY AND PERFORMANCE OF ALL ELEMENTS.**
5. **NEW HVAC SYSTEM SHALL BE RUNNING AND THE G.C. IS RESPONSIBLE TO ENSURE THAT THE INTERIOR ENVIRONMENT AIR MOISTURE LEVEL MEETS AWI STANDARDS PRIOR TO BRINGING MILLWORK ONSITE.**
6. ALL FINISHES TO MATCH ARCHITECT'S SAMPLE. G.C. TO SUBMIT A MINIMUM OF 5 SHADES OF STAIN COLOR IN 5 SHEENS EACH STARTING AT 10% WITH 5% INCREMENTS U.O.N. ALL SAMPLES TO BE CLEARLY LABELED. ALL SAMPLES TO BE A MINIMUM OF 12"x12" U.O.N. ALL SAMPLES TO DEMONSTRATE ANY ACCEPTABLE VARIATION OF WOOD GRAIN AND SPECIES PER PREMIUM GRADE STANDARDS AND TO INCLUDE AT LEAST ONE FLITCH VARIATION OR FACE-VENEER SEAM.
7. LACQUER FINISHES, AS APPLICABLE, SHALL BE SHOP-SPRAYED, CATALYZED, USING ML CAMPBELL BRAND "KRYSTAL" CONVERSION VARNISH OR AS OTHERWISE SPECIFIED IN FINISH SCHEDULE. ALL LACQUER FINISHES TO BE SMOOTH AND EVEN WITH NO ORANGE PEEL, RUNS, SAGS, BLISTERING, BLUSHING, CRACKING OR OVERSPRAY. SHEEN AS SPECIFIED. IF NO SHEEN IS SPECIFIED, SAMPLES SO BE SUBMITTED PER ABOVE REQUIREMENTS.
8. **ALL VENEER EDGES TO BE OVER HARDWOOD OR LUMBER CORE SUBSTRATE.**
9. **ALL UNITS TO HAVE RECESSED LEVELERS(TYP.)**
10. **ANY DEVIATION FROM THE INTENT OF THE DRAWINGS MUST BE APPROVED BY ARCHITECT.**
11. **SHOP DRAWINGS MUST BE SUBMITTED AND APPROVED BY ARCHITECT.**
12. **AT ALL CABINET DRAWERS, PROVIDE STAINLESS STEEL FULL-EXTENSION UNDER-MOUNT BALL-BEARING DRAWER GLIDES WITH SELF-CLOSERS BY ACCURIDE OR EQUAL U.O.N.**
13. **AT ALL CABINET DOORS, PROVIDE SELF CLOSING EUROPEAN STYLE HINGES, BLUM OR SIM.**
14. **ALL CABINET BACKS AND EXPOSED INTERIOR SURFACES TO BE FINISHED TO MATCH EXTERIOR UNLESS OTHERWISE NOTED.**
15. ALL MILLWORK CORES FOR BOTH WOOD AND LACQUER FINISHES TO BE MOISTURE RESISTANT MDF, MOISTURE RESISTANT PARTICLEBOARD CORE OR EQUAL (U.O.N).
16. WHERE REQUIRED OR APPLICABLE, PROVIDE ARCHITECTURAL END MATCH.
17. WHERE APPLICABLE, PANELS AND COMPONENTS THAT ARE SIDE BY SIDE AND CONTINUOUS ARE TO BE BLUEPRINT-MATCHED.
18. SUPPLY FIRE-RETARDANT PANELS AS REQUIRED BY LOCAL AND STATE CODES. CONTRACTOR TO VERIFY WITH ARCHITECT IF REQUIRED PRIOR TO PRODUCTION.
19. ALL VENEERS TO BE "GRADE AA" PER HPVA AND PREMIUM AWI STANDARDS. ALL VENEERS ARE TO BE WELL MATCHED WITH PROPER BLENDING OF GRAIN AND COLOR SO AS NOT TO DETRACT FROM THE OVERALL APPEARANCE OF THE PANEL. VENEERS TO BE FABRICATED FROM SEQUENCED AND NUMBERED PREMANUFACTURED PANEL SETS. CONTINUOUS VERTICAL FIGURE AND SELECTION FOR PLEASING BLEND OF FIGURE AND COLOR PER ELEVATION.
20. ALL VENEERS TO HAVE MINIMUM FIGURE WITH NO BURLS, CROSSBARS, KNOTS, STREAKS AND OTHER VENEER DEFECTS (HEREAFTER REFEREED TO AS UNDESIRABLE COMPONENTS) AS DETERMINED BY GRADE AA. ALL UNDESIRABLE COMPONENTS TO BE LOCATED IN INCONSPICUOUS LOCATIONS SUCH AS BACK PANELS OR OUT OF MAIN LINE OF SIGHT.
21. ALL EXPOSED SOLID LUMBER PARTS TO BE "GRADE I" WELL MATCHED FOR COLOR AND GRAIN AND TO BE SAME SPECIES AS ADJACENT FACE VENEER ON PANEL PRODUCT U.O.N.
22. ALL EXPOSED PANEL EDGES TO HAVE INSET MITERED SOLID-WOOD EDGE WRAPPED IN WOOD-VENEER TO MATCH ADJACENT FACES.
23. SHOP DRAWINGS SUBMITTED TO DESIGNATE GRAIN PATTERNING, DIRECTION AND FLITCH LAYOUT AS APPLICABLE. SUBMIT SAMPLE OF ACTUAL PROJECT FLITCHES FOR APPROVAL OR LAYOUT OF FLITCHES IN SHOP AS REQUIRED FOR ARCHITECT/ DESIGNERS APPROVAL.
24. ALL FLITCH JOINTS TO BE HAIRLINE, TYP.
25. ALL FINISHES TO BE "NONYELLOWING" WITH AN ULTRAVIOLET INHIBITOR.
26. ALL CONCEALED AREAS OF MILLWORK TO BE FINISHED AND BACK PRIMED WITH ONE COAT OF SEALER OR PRIMER, COMPATIBLE WITH FINISH COATS.
27. ALL MILLWORK WITH AN OPEN INTERIOR TO HAVE LAMINATE MATCH EXTERIOR EXPOSED SURFACES, INCLUDING MATCHING SIDES, INTERIOR UPPER AND LOWER SURFACES, CABINET BACKS, SHELVES AND THEIR FRONT EDGES.
28. FITTING OF CABINET DOORS, DRAWERS AND PANELS TO HAVE A MAXIMUM 1/8" GAP BETWEEN COMPONENTS AND MAXIMUM 5/32" VARIATION IN FLUSHNESS BETWEEN ADJACENT FACES UNLESS OTHERWISE DICTATED BY THE HARDWARE OR U.O.N.
29. MILLWORK INSTALLER TO CLEANLY AND MINIMALLY INCORPORATE ANY REQUIRED ELECTRICAL, DATA OR PLUMBING COMPONENTS INTO MILLWORK, INCLUDING ANY REQUIRED ACCESS FOR REMOTE BALLASTS, ETC. G.C. TO COORDINATE AS NECESSARY.
30. WHEN MILLWORK IS FACTORY FINISHED FIELD TOUCH-UP IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR, AND INCLUDES THE FILLING AND TOUCH-UP OF EXPOSED JOB-MADE NAIL OR SCREW HOLES, REFINISHING OF RAW SURFACES FROM JOB FITTING, REPAIR OR JOB-INFLICTED SCRATCHES AND MARS, INSTALLATION MARKINGS AND FINAL CLEANING OF THE FINISHED SURFACES. ALL TOUCH-UPS TO BLEND IN COLOR AND SHEEN WITH ADJACENT FINISH.
31. DO NOT DELIVER OR INSTALL MILLWORK UNTIL BUILDING IS ENCLOSED. WET WORK IS COMPLETE, AND HVAC SYSTEM IS OPERATING AND MAINTAINING TEMPERATURE AND RELATIVE HUMIDITY AT OCCUPANCY LEVELS DURING THE REMAINDER OF THE CONSTRUCTION PERIOD.
32. INSTALL CABINETS AND PANELING LEVEL, PLUMB, TRUE AND STRAIGHT. SHIM AS REQUIRED WITH CONCEALED SHIMS. INSTALL LEVEL AND PLUMB TO A TOLERANCE OF 1/8 INCH IN 96 INCHES. INSTALL MILLWORK TO COMPLY WITH SAME GRADE AS ITEM TO BE INSTALLED. SCRIBE AND CUT CABINETS TO FIT ADJOINING WORK, REFINISH CUT SURFACES, AND REPAIR DAMAGED FINISH AT CUTS. ANCHOR CABINETS TO ANCHORS OR BLOCKING BUILT IN OR DIRECTLY ATTACHED TO SUBSTRATES. SECURE WITH COUNTERSUNK, CONCEALED FASTENERS AND BLIND NAILING. USE FINE FINISHING NAILS FOR EXPOSED FASTENING, COUNTERSUNK AND FILLED FLUSH WITH WOODWORK.

WOOD FLOORING NOTES

1. SUBMIT THREE (3) 48" X 48" FINISHED SAMPLES OF FLOORING, REPRESENTATIVE OF THE QUALITY OF WOOD AND FINISH. ONE APPROVED SAMPLE SHALL BE KEPT AT THE SITE AS A REFERENCE TO QUALITY THAT WILL BE PROVIDED IN THE INSTALLATION.
2. SUBFLOORING SHALL BE ¾" UNDERLAYMENT ON WOOD JOISTS (OR OTHER ARCHITECT-APPROVED MATERIAL) TO OBTAIN FINISHED FLOOR ELEVATIONS AS INDICATED ON DRAWINGS. SUBFLOORING TO BE GLUED AND SCREWED, OR OTHERWISE TREATED TO ELIMINATE ANY AND ALL CREAKING. MATERIAL TO BE NEW AND TRUE.
3. INSTALL ACOUSTICAL UNDERLAYMENT AS REQUIRED BY CONSTRUCTION DRAWINGS OR ACOUSTICAL ENGINEER.
4. INSTALL FLOORING IN COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS. AT TIME OF FLOORING INSTALLATION, THE SITE SHALL BE DRY WITH A TEMPERATURE BETWEEN 70 AND 90 DEGREES F. FLOORING MOISTURE CONTENT AT TIME OF INSTALLATION SHALL HAVE REACHED EQUILIBRIUM.
5. WHERE CHANGE IN LAYING DIRECTION IS INDICATED, KERF ENDS OF BOARDS AND INSTALL STEEL SPLINE.
6. WOOD FLOOR PATTERN, LAYOUT AND START POINTS MUST BE PROVIDED BY OR APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

CARPET NOTES

1. SUBMIT PRODUCT DATA AND COLOR SAMPLES TO ARCHITECT FOR APPROVAL.
2. ALL CARPET AND CARPET CUSHIONS THAT HAVE FLAME-SPREAD AND SMOKE-DEVELOPED RATINGS OF 25 OR LESS AND 450 OR LESS, RESPECTIVELY, WHEN TESTED ACCORDING TO ASTM E 84. CARPET CRITICAL RADIANT FLUX CLASSIFICATION: CLASS I, NOT LESS THAN 0.45 W/SQ. CM PER ASTM E 648.
3. ALL GOODS TO BE DELIVERED TO INSTALLER FULL-WIDTH.
4. MAINTAIN UNIFORMITY OF CARPET DIRECTION AND LAY OF PILE. AT DOORWAYS, CENTER SEAMS UNDER DOOR IN CLOSED POSITION. BIND OR SEAL CUT EDGES AS RECOMMENDED BY CARPET MANUFACTURER.
5. GENERAL CONTRACTOR SHALL PROVIDE CARPET PAD AS RECOMMENDED BY THE CARPET MANUFACTURER OR AS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS.
6. GENERAL CONTRACTOR SHALL PROVIDE CARPET SEAMING DIAGRAMS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF CARPET.
7. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROCUREMENT AND INSTALLATION OF CARPET AND PAD, U.O.N.

GLAZING NOTES

1. ALL GLASS AND MIRROR TO BE LOW IRON STARPHIRE GLASS.

VINYL FLOORING

1. SUBMIT PRODUCT DATA AND SAMPLES SHOWING MANUFACTURER'S STANDARD COLOR AND MATERIAL OF ALL FLOOR FINISH MATERIALS TO ARCHITECT FOR APPROVAL.
2. ASSURE THAT SUBSTRATE IS CLEAN, SMOOTH, LEVEL, AND FREE OF DEPRESSIONS OR PROJECTIONS THAT COULD TELEGRAPH THROUGH THE FLOORING MATERIAL. PATCH SUBSTRATE AS NECESSARY TO ACHIEVE ACCEPTABLE SURFACE CONDITION. ENSURE THAT ALL RECOMMENDATIONS FOR SUB FLOOR AND JOBSITE CONDITIONS ARE MET PRIOR TO BEGINNING THE INSTALLATION.
3. INSTALL SHEET FLOORING IN STRICT COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS, USING MATERIALS RECOMMENDED BY MANUFACTURER. TEST ADHESIVE FOR COMPATIBILITY WITH ADJACENT FINISHES BEFORE APPLYING.
4. AFTER INSTALLATION, REMOVE EXCESS ADHESIVE WITH SOLVENT RECOMMENDED BY MANUFACTURER.
5. PROVIDE WELDED SEAMS FOR ALL ROLL GOODS.
6. PROVIDE SEAMING DIAGRAMS FOR ROLL GOODS AND TILE LAYOUT DIAGRAMS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION

PAINTING, WALL COVERING AND FINISHES NOTES

1. GYPSUM BOARD WALL SURFACES IN ALL EXPOSED AREAS ARE TO BE PREPARED AND FINISHED TO A LEVEL 5 FINISH AS PER THE GYPSUM ASSOCIATION'S "RECOMMENDED LEVELS OF GYPSUM BOARD FINISH", DOCUMENT GA-214-10E HTTP://WWW.GYPSUM.ORG/PDF/GA-214-10E-WEBVERSION.PDF AND PER GA "SPECIFICATIONS" DOCUMENT GA-216-2010 HTTP://WWW.GYPSUM.ORG/PDF/GA-216-2010.HTML.
2. PROVIDE BEST QUALITY "ARCHITECTURAL" GRADE PAINTING PRODUCTS. ALL PAINTINGS AND COATINGS ARE TO BE APPLIED TO THE HIGHEST LEVEL OF INDUSTRY STANDARDS AND PER MANUFACTURER'S TECHNICAL RECOMMENDATIONS PER TYPE OF COATING AND APPLICATION METHOD USED. PAINT SURFACES BEHIND MOVABLE EQUIPMENT AND FURNITURE THE SAME AS SIMILAR EXPOSED SURFACES. PAINT SURFACES BEHIND PERMANENTLY FIXED EQUIPMENT OR FURNITURE WITH PRIME COAT ONLY.
3. SPRAY-APPLIED PAINT METHOD IS TO BE USED PER ABOVE REQUIREMENTS. PAINT APPLICATION BY MICROFIBER ROLLER IS TO BE APPROVED BY ARCHITECT.
4. USE MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTION ON LABEL CONTAINER.
5. PAINTING CONTRACTOR IS RESPONSIBLE FOR INSPECTING THE WORK OF OTHERS AND NOTIFYING THE GENERAL CONTRACTOR OR THE ARCHITECT / DESIGNER IF ANY SURFACE CANNOT BE PUT IN PROPER CONDITION BY HIS CUSTOMARY PREPARATION.
6. A LARGE SAMPLE OF ALL PAINT COLORS, FINISHES, STAINS AND VARNISHES ON THE MATERIALS TO BE COATED SHALL BE APPROVED BY THE DESIGNER BEFORE STARTING THE ACTUAL WORK. ALTERNATIVE: FIELD TEST AREA: CONTRACTOR TO PROVIDE 48"X48" PAINT SAMPLES ON WALLS FOR ARCHITECT'S APPROVAL. ARCHITECT IS TO SELECT LOCATION FOR SAMPLES ON SITE. THE CONTRACTOR SHALL ADJUST THE APPLICATION PROCEDURES IF SO DIRECTED BY THE ARCHITECT. UPON SUCCESSFUL COMPLETION OF THE TEST AREA, THE CONTRACTOR SHALL PROCEED USING ONLY METHODS AND MATERIALS DEVELOPED FOR THE TEST AREA.
7. APPLY ALL MATERIAL UNDER ADEQUATE ILLUMINATION, SPREAD EVENLY AND FLOW ON SMOOTHLY WITHOUT RUNS OR SAGS, STREAKS, SHINERS, OR BRUSH MARKS.
8. PREPARE WALLS FOR APPLICATION OF WALL COVERING AND APPLY WITH A PASTE AS RECOMMENDED BY THE WALL COVERING MANUFACTURER SPECIFIED.
9. PROTECT WORK, ADJACENT WORK AND MATERIALS AT ALL TIMES BY SUITABLE COVERING.
10. UPON COMPLETION OF WORK, REMOVE ALL PAINT AND VARNISH SPOTS FROM ALL OTHER SURFACES.
11. REMOVE EXCESS RUBBISH DURING PERIOD OF PAINTING AND AT COMPLETION LEAVE WORK IN CLEAN, ORDERLY AND ACCEPTABLE CONDITION.
12. ALL PAINTED WALL SURFACES TO RECEIVE ONE (1) PRIME COAT AND TWO (2) FINISH COATS -EXCEPT AS OTHERWISE NOTED.
13. ALL SOLID CORE WOOD DOORS AND DOOR TRIM TO BE PAINTED PER ARCHITECT'S SPECIFICATION. MINIMUM TWO (2) COATS EXCEPT AS NOTED OTHERWISE.
14. ALL DOORS AND CABINETS TO BE SHOP PAINTED PER SPECIFICATIONS. MINIMUM TWO (2) COATS EXCEPT AS NOTED OTHERWISE.
15. ALL WALL SURFACES RECEIVING FABRIC WALL COVERINGS TO BE PROPERLY SANDED SMOOTH PRIOR TO APPLICATION OF WALL COVERING.
16. DRYWALL EXPANSION JOINTS, WHERE REQUIRED IN WALL AND CEILING SURFACES, SHALL BE LOCATED BY THE ARCHITECT PRIOR TO INSTALLATION.
17. PAINTING CONTRACTOR TO INSPECT ALL WALL COVERINGS FOR FLAWS PRIOR TO INSTALLATION, AND SHALL BE THE SAME LOT AND COLOR.
18. ALL PAINT COLORS AND WALL COVERINGS SHALL CONFORM TO DESIGNER'S SPECIFICATIONS.
19. ALL DOORS SHALL BE SANDED SMOOTH, EDGES OF DOOR PAINTED TO MATCH FACE.
20. DRYWALL CONSTRUCTION WITH DEFECTS OF SUCH CHARACTER WHICH WILL MAR APPEARANCE OF FINISHED WORK, OR WHICH IS OTHERWISE DEFECTIVE, WILL BE REJECTED AND SHALL BE REMOVED AND REPLACED AT NO EXPENSE TO THE OWNER.
21. FURNISH THE OWNER WITH AN ADDITIONAL 5 PERCENT, BUT NOT LESS THAN 1 GAL. (4L) OF EACH MATERIAL AND COLOR APPLIED. COMMERCIAL PROJECTS : PAINT FINISH TO BE BENJAMIN MOORE AURA.
22. G.C. TO FURNISH AND INSTALL UV FILMS TO ALL EXISTING AND NEW EXTERIOR GLAZING THROUGHOUT. UV FILM TO BE 3M PRESTIGE SERIES. .

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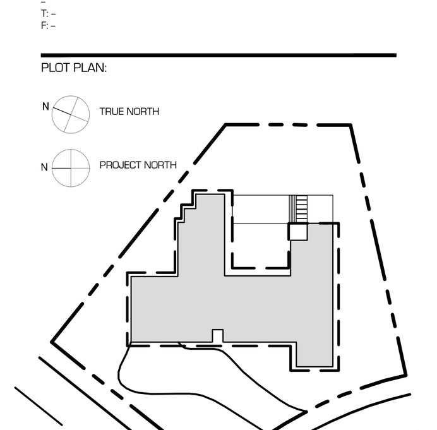
PLOT PLAN:



PROJECT:

Proposed New Construction of
FIELDS RESIDENCE
14810 CLARA STREET, LOS GATOS, CA

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS STAMPED AND SIGNED BY THE ARCHITECT OR ENGINEER OF RECORD

ISSUED FOR:
PLANNING DEPTARTMENT SUBMISSION

No:	Date:	ISSUE / Revision:
1	08/26/19	SD SIGNOFF SET
2	09/20/19	PLANNING DEPARTMENT SUBMISSION
3	12/06/19	PLANNING DEPARTMENT SUBMISSION REV #1
4	07/17/20	PLANNING DEPARTMENT SUBMISSION REV #2

PROJECT:
FIELDS RESIDENCE
14810 CLARA STREET
LOS GATOS, CA

DRAWING TITLE:
GENERAL NOTES

DRAWING DETAILS:

SCALE:	
DATE:	07/17/2020
PROJECT No:	
FILE No:	
DRAWN BY:	KM
CHECKED BY:	SY
DWG No:	

G1.0

NOT TO SCALE IF SHEET SIZE IS NOT 24" X 36"


S 20°12'45" E 65.000'
N 71°47'20" W 145.000'
N 57°03'0" E 133.450'
N 21°44'0" W 79.66'
N 18°12'40" E 74.720'
N 72°53'40" W 57.25'
20' REAR SETBACK LINE
10' SIDE SETBACK LINE
15' SIDE STREET SETBACK LINE
25' FRONT SETBACK LINE
EXISTING NEIGHBORING 1-STORY SINGLE FAMILY RESIDENCE
14796 GOLF LINKS DRIVE
APN# 409 26 001
EXISTING NEIGHBORING 1-STORY SINGLE FAMILY RESIDENCE
14832 CLARA STREET
APN #409 25 029
PROPOSED 1-STORY SINGLE FAMILY RESIDENCE
14832 CLARA STREET
APN #409 25 030
FF 101.00
PAD 98.1
DECK
POOL
GARAGE
GS 100.35
GS 100.25
GS 100.02
CONSTRUCTION STORAGE
CONSTRUCTION PARKING AND TRAFFIC FLOW
STRAW WATTLES ALONG FRONT PROPERTY LINE FOR STORM WATER PROTECTION
GOLF LINKS DRIVE
CLARA STREET
R.O.W.
CENTERLINE OF STREET
CENTERLINE OF ROAD
TREE #1: EXISTING COAST REDWOOD TRUNK DIA. = 2'-2" DRIP DIA. = 25'-0"
TREE #2: EXISTING COAST REDWOOD TRUNK DIA. = 1'-2" DRIP DIA. = 15'-0"
TREE #3: EXISTING COAST REDWOOD TRUNK DIA. = 2'-3" DRIP DIA. = 26'-0"
TREE #4: EXISTING COAST REDWOOD TRUNK DIA. = 1'-8" DRIP DIA. = 18'-0"
TREE #5: EXISTING COAST REDWOOD TRUNK DIA. = 2'-0" DRIP DIA. = 24'-0"
TREE #6: EXISTING COAST REDWOOD TRUNK DIA. = 2'-0" DRIP DIA. = 24'-0"
TREE #7: EXISTING JAPANESE MAPLE TRUNK DIA. = 1'-0" DRIP DIA. = 20'-0"
TREE #8: EXISTING JAPANESE MAPLE TO BE REMOVED TRUNK DIA. = 1'-0" DRIP DIA. = 18'-0"
TREE #9: EXISTING JAPANESE MAPLE TO BE REMOVED TRUNK DIA. = 9" DRIP DIA. = 20'-0"
TREE #10: EXISTING MEYERS LEMON TO BE REMOVED TRUNK DIA. = 1'-4" DRIP DIA. = 18'-0"
TREE #11: EXISTING MEYERS LEMON TO BE REMOVED TRUNK DIA. = 5" DRIP DIA. = 12'-0"
LOCATION OF NEW PROPOSED TREE
NEW STONE WALKWAY
NEW WD. DECK
NEW WD. DECK @ ENTRANCE
EXISTING POOL
EXISTING WADING POOL
PROPOSED NEW SINGLE-FAMILY RESIDENCE
6'-0" GOOD NEIGHBOR FENCE, SEE L2.1
END OF LOW 3'-0" RETAINING WALL & START OF GOOD NEIGHBOR FENCE
3'-0" LOW RETAINING WALL, SEE FENCE DTLS.
SELF-CLOSING GATE W/ SELF-CLSOING LATCH PER CA BUILDING CODE 3109.4.4.3
NEW 200 AMP ELECTRICAL PANEL
LINE OF ROOF ABOVE
PROPOSED NEW GARAGE LAYOUT
EXISTING CURB
CONFORM TO EXISTING
NEW CURB
ELECTRICAL PULL BOX
6" WATER MAIN
APPROXIMATE LOCATION OF 6" SANITARY SEWER
WATER METER BOX
3/4" EXISTING WATER SERVICE
MAILBOX, VERIFY FINAL LOCATION
NEW PERMEABLE DRIVEWAY, SEE CIVIL DWGS FOR DTLS.
LINE OF 18' SETBACK FOR VEHICULAR GATE LINE OF DRIVEWAY PATH OF TRAVEL
OVERHEAD POWER LINES
14'-6"SD @0.005
59'-6"SD @0.005
45'-6"SD @0.005
43'-6"SD @0.020
40'-6"SD @0.005
39'-6"SD @0.005
N
10 0 5 10 20 40
EXISTING TREE TO REMAIN
PROPOSED NEW TREE
PROPOSED STONE WALKWAY
PROPERTY LINE
(E) GRADE MINOR CONTOUR LINE
(E) GRADE MAJOR CONTOUR LINE
PROPOSED GRADE CONTOUR LINE
EXISTING FENCE TO REMAIN
PROPOSED 6' HIGH FENCE
EXISTING WATER LINE
EXISTING SANITARY LINE
OVERHEAD POWER LINE
NEW WATER LINE
NEW ELECTRIC LINE
JOINT TRENCH
NEW SANITARY LINE
TREE PROTECTION FENCING

01 SITEPLAN

SCALE: 1/8"=1'-0"

UTILITY CLARIFICATION NOTE:
1. NO NEW REPLACEMENT AND/OR UTILITY UPGRADES ARE REQUIRED/ANTICIPATED. IF DURING CONSTRUCTION IT IS DISCOVERED THAT NEW, REPLACEMENT AND/OR UTILITY UPGRADES ARE REQUIRED, THE THE OWNER, OWNER'S CONTRACTOR AND/OR THE SPECIFIC UTILITY COMPANY SHALL APPLY AND OBTAIN A SEPARATE ENCROACHMENT PERMIT FOR SAID WORK WITHIN THE LIMITS OF THE ROW FROM ROADS AND AIRPORTS.

ARCHITECT OF RECORD:

CONSTRUCTION SERVICES
18488 PROSPECT ROAD #9
SARATOGA, CA 95070
T 650 773 8402
WWW.CONSTRUCTIONSERV.COM

DESIGNER:

raad
5 White St., Suite # 4B
New York NY.10013
212.254.5490
www.raadstudio.com

STRUCTURAL ENGINEER:

DUQUETTE ENGINEERING
4340 STEVENS CREEK BLVD., SUITE 200
SAN JOSE, CA 95129
LILLIAN HENG / E: LHeng@duquette-eng.com | D: 408 831 4819

MEP ENGINEER:

MONTEREY ENERGY GROUP
26465 CARMEL RANCHO BLVD. #8
CARMEL, CA 93923
T. 831 372 8318
DAVID KNIGHT (HVAC + T24) / E: dave@meg4.com | T: 831 250 0314

CIVIL ENGINEER:

HMH ENGINEERS
1570 OAKLAND ROAD
SAN JOSE, CA 95131
T: 408 487 2200
STEPHAN KUEHN, P.E. / E: skuehn@hmhca.com / T: 408 857 9410

GEOTECH ENGINEER:

ROMIG ENGINEERS, INC
1390 EL CAMINO REAL, 2ND FLOOR
SAN CARLOS, CALIFORNIA 94070
COLEMAN NG, P.E. / E: coleman@romigengineers.com / D: 650 591 5224 x227

LANDSCAPE ARCHITECT
–
ADDRESS–
–
T: –
CONTACT: –

SPRINKLER DESIGN BUILDER
–
ADDRESS–
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gkelsey@aegisfire.com

AV + SHADE CONSULTANT
–
ADDRESS–
–
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sg.screensolutions@gmail.com

POOL CONSULTANT:
–
–
–
–
T: –
F: –

PLOT PLAN:

TRUE NORTH
PROJECT NORTH

PROJECT:

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PROJECT:

FIELDS RESIDENCE
14810 CLARA STREET
LOS GATOS, CA

DRAWING TITLE:

SITE PLAN & ZONING ANALYSIS

DRAWING DETAILS:

SCALE:	
DATE:	07/17/2020
PROJECT No:	
FILE No:	
DRAWN BY:	KM
CHECKED BY:	SY
DWG No:	

G1.1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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Project Name: Residential Building
Calculation Date/Time: 12:46, Tue, May 09, 2017
Calculation Description: Title 24 Analysis
Input File Name: 1722 Fields.ribd16x

GENERAL INFORMATION

01	Project Name	Residential Building			
02	Calculation Description	Title 24 Analysis			
03	Project Location	14810 Clara Street			
04	City	Los Gatos	05	Standards Version	Compliance 2017
06	Zip Code	95032	07	Compliance Manager Version	BEMCmpMgr 2016.2.1 (695)
08	Climate Zone	CZ4	09	Software Version	EnergyPro 7.1
10	Building Type	Single Family	11	Front Orientation (deg/Cardinal)	225
12	Project Scope	Addition and/or Alteration	13	Number of Dwelling Units	1
14	Total Cond. Floor Area (ft²)	3259	15	Number of Zones	2
16	Slab Area (ft²)	0	17	Number of Stories	1
18	Addition Cond. Floor Area	514	19	Natural Gas Available	Yes
20	Addition Slab Area (ft²)	0	21	Glazing Percentage (%)	26.9%

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
■	■

ENERGY USE SUMMARY

04	05	06	07	08
Energy Use (kTDV/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	35.05	26.04	9.01	25.7%
Space Cooling	14.43	23.49	-9.06	-62.8%
IAQ Ventilation	0.00	0.00	0.00	0.0%
Water Heating	7.35	7.11	0.24	3.3%
Photovoltaic Offset	----	0.00	0.00	----
Compliance Energy Total	**56.83**	**56.64**	**0.19**	**0.3%**

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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Project Name: Residential Building
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HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below.

Building-level Verifications:
- --None--

Cooling System Verifications:
- Verified EER
- Verified SEER

HVAC Distribution System Verifications:
- Duct Sealing

Domestic Hot Water System Verifications:
- Pipe Insulation, All Lines

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Residential Building	3259	1	6	2	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Existing	Conditioned	HVAC System1	2745	8	DHW Sys 1	n/a
New	Conditioned	HVAC System1	514	8	DHW Sys 1	n/a

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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Project Name: Residential Building
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OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window & Door Area (ft²)	Tilt (deg)	Status	Verified Existing Condition
Front Wall	Existing	Default Wall Prior to 197	225	Front	659	184	90	Existing	No
Left Wall	Existing	Default Wall Prior to 197	315	Left	432	24	90	Existing	No
Rear Wall	Existing	Default Wall Prior to 197	45	Back	203	32	90	Existing	No
Right Wall	Existing	Default Wall Prior to 197	135	Right	577	249	90	Existing	No
Roof 2	Existing	R-38 HP Attic Option A			2741			Altered	N/A
Raised Floor	Existing	Default Floor Crawlspace			2745			Existing	No
Left Wall 2	New	R-13 Wall w/1 XPS	315	Left	209	114	90	New	N/A
Rear Wall 2	New	R-13 Wall w/1 XPS	45	Back	488	199	90	New	N/A
Right Wall 2	New	R-13 Wall w/1 XPS	135	Right	175	71	90	New	N/A
Roof 3	New	R-38 HP Attic Option A			514			New	N/A
Raised Floor 2	New	R-19 Floor Crawlspace			514			New	N/A
Front Wall 2	__Garage__	Default Wall Prior to 197	225	Front	192	0	90	Existing	No
Left Wall 3	__Garage__	Default Wall Prior to 197	315	Left	173	0	90	Existing	No
Rear Wall 3	__Garage__	Default Wall Prior to 197	45	Back	160	0	90	Existing	No
Interior Surface 2	__Garage__>>Existing	Default Wall Prior to 1971			173	0		Existing	No
Roof 4	__Garage__	Default Roof Prior to 197			531			Existing	No

OPAQUE SURFACES - Cathedral Ceilings

01	02	03	04	05	■	06	07	08	09	10	11	12	13
Name	Zone	Type	Orientation	Area (ft²)	Skylight Area (ft2)	Roof Rise (x in 12)	Roof Pitch	Roof Tilt(deg)	Roof Reflectance	Roof Emittance	Framing Factor	Status	Verified Existing Condition
Roof	Existing	R-38 HP Attic Option A1	Left	4.1	4	4	0.33	18.43	0.1	0.85	0.07	Altered	N/A

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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ATTIC

01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic __Garage__	Attic Garage Roof Cons	Ventilated	4	0.1	0.85	No	No	Existing	No
Attic Existing	Attic RoofExisting	Ventilated	4	0.1	0.85	Yes	No	Existing	No
Attic New	Attic RoofNew	Ventilated	4	0.1	0.85	Yes	No	New	No

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Project Name: Residential Building
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Calculation Description: Title 24 Analysis
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FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11
Name	Surface (Orientation-Azimuth)	Width(ft)	Height (ft)	Multiplier	Area (ft²)	U-factor	SHGC	Exterior Shading	Status	Verified Existing Condition
Window	Front Wall (Front-225)	----	----	1	28.0	0.55	0.67	Insect Screen (default)	Existing	No
Window 2	Front Wall (Front-225)	----	----	1	34.0	0.55	0.67	Insect Screen (default)	New	N/A
Window 3	Front Wall (Front-225)	----	----	1	16.0	0.55	0.67	Insect Screen (default)	Existing	No
Window 4	Front Wall (Front-225)	----	----	1	16.0	0.55	0.67	Insect Screen (default)	Existing	No
Window 5	Front Wall (Front-225)	----	----	1	55.0	0.55	0.67	Insect Screen (default)	Existing	No
Window 6	Front Wall (Front-225)	----	----	1	17.0	0.47	0.22	Insect Screen (default)	New	N/A
Window 7	Front Wall (Front-225)	----	----	1	18.0	0.47	0.22	Insect Screen (default)	New	N/A
Window 8	Left Wall (Left-315)	----	----	1	12.0	0.55	0.67	Insect Screen (default)	Existing	No
Window 9	Left Wall (Left-315)	----	----	1	12.0	0.55	0.67	Insect Screen (default)	Existing	No
Window 10	Rear Wall (Back-45)	----	----	1	14.0	0.55	0.67	Insect Screen (default)	Existing	No
Window 11	Rear Wall (Back-45)	----	----	1	18.0	0.47	0.22	Insect Screen (default)	New	N/A
Window 12	Right Wall (Right-135)	----	----	1	114.0	0.34	0.41	Insect Screen (default)	New	N/A
Window 13	Right Wall (Right-135)	----	----	1	8.0	0.55	0.67	Insect Screen (default)	Existing	No
Window 14	Right Wall (Right-135)	----	----	1	26.0	0.55	0.67	Insect Screen (default)	Existing	No
Window 15	Right Wall (Right-135)	----	----	1	47.0	0.47	0.22	Insect Screen (default)	New	N/A
Window 16	Right Wall (Right-135)	----	----	1	54.0	0.34	0.41	Insect Screen (default)	New	N/A
Skylight	Roof (Left-315)	----	----	1	4.0	0.32	0.25	None	New	N/A
Window 17	Left Wall 2 (Left-315)	----	----	1	60.0	0.34	0.41	Insect Screen (default)	New	N/A
Window 18	Left Wall 2 (Left-315)	----	----	1	54.0	0.34	0.41	Insect Screen (default)	New	N/A
Window 19	Rear Wall 2 (Back-45)	----	----	1	57.0	0.34	0.41	Insect Screen (default)	New	N/A
Window 20	Rear Wall 2 (Back-45)	----	----	1	95.0	0.34	0.41	Insect Screen (default)	New	N/A
Window 21	Rear Wall 2 (Back-45)	----	----	1	30.0	0.47	0.22	Insect Screen (default)	New	N/A
Window 22	Rear Wall 2 (Back-45)	----	----	1	17.0	0.34	0.41	Insect Screen (default)	New	N/A
Window 23	Right Wall 2 (Right-135)	----	----	1	54.0	0.34	0.41	Insect Screen (default)	New	N/A
Window 24	Right Wall 2 (Right-135)	----	----	1	17.0	0.34	0.41	Insect Screen (default)	New	N/A

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OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Winter Design U-value	Assembly Layers
Default Wall Prior to 197	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	none	0.361	• Inside Finish: Gypsum Board • Cavity / Frame: no insul. / 2x4 • Exterior Finish: 3 Coat Stucco
Default Roof Prior to 197	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O.C.	R 11	0.083	• Inside Finish: Gypsum Board • Cavity / Frame: R-9.1 / 2x4 • Over Ceiling Joists: R-1.9 insul.
Default Wall Prior to 1971	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	none	0.277	• Inside Finish: Gypsum Board • Cavity / Frame: no insul. / 2x4 • Other Side Finish: Gypsum Board
Attic Garage Roof Cons	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	none	0.644	• Cavity / Frame: no insul. / 2x4 Top Chrd • Roof Deck: Wood Siding/sheathing/decking • Roofing: Light Roof (Asphalt Shingle)
Attic RoofExisting	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	none	0.103	• Cavity / Frame: no insul. / 2x4 Top Chrd • Roof Deck: Wood Siding/sheathing/decking • Above Deck Insulation: R8 Sheathing • Roofing: Light Roof (Asphalt Shingle)
Default Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x12 @ 16 in. O.C.	none	0.216	• Floor Surface: Carpeted • Floor Deck: Wood Siding/sheathing/decking • Cavity / Frame: no insul. / 2x12
R-38 HP Attic Option A	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R 38	0.025	• Inside Finish: Gypsum Board • Cavity / Frame: R-9.1 / 2x4 • Over Ceiling Joists: R-28.9 insul.
R-38 HP Attic Option A1	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R 38	0.025	• Inside Finish: Gypsum Board • Cavity / Frame: R-38 / 2x4 • Roof Deck: Wood Siding/sheathing/decking • Above Deck Insulation: R8 Sheathing • Roofing: Light Roof (Asphalt Shingle)
Attic RoofNew	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	none	0.103	• Cavity / Frame: no insul. / 2x4 Top Chrd • Roof Deck: Wood Siding/sheathing/decking • Above Deck Insulation: R8 Sheathing • Roofing: Light Roof (Asphalt Shingle)
R-19 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x6 @ 16 in. O.C.	R 19	0.049	• Floor Surface: Carpeted • Floor Deck: Wood Siding/sheathing/decking • Cavity / Frame: R-19 / 2x6
R-13 Wall w/1 XPS	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R 13	0.063	• Inside Finish: Gypsum Board • Cavity / Frame: R-13 / 2x4 • Sheathing / Insulation: R5 Sheathing • Exterior Finish: 3 Coat Stucco

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BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Not Required	Not Required	Not Required	---

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08
Name	System Type	Distribution Type	Water Heater	Number of Heaters	Solar Fraction (%)	Status	Verified Existing Condition
DHW Sys 1	DHW	(HERS req'd) Pipe Insulation, All Lines	DHW Heater 1	1	Annual	Altered	No

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11
Name	Heater Element Type	Tank Type	Number of Units	Tank Volume (gal)	Energy Factor or Efficiency	Input Rating/Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss / Recovery Eff	NEEA Heat Pump Type	Tank Location or Ambient Condition
DHW Heater 1	Gas	Small Instantaneous	1	n/a	0.82 EF	199000 Btu/hr	n/a	n/a	n/a	n/a

SPACE CONDITIONING SYSTEMS

01	02	03		04		05	06	07	08	09
■	■	Heating System		Cooling System		■	■	■	■	
Name	System Type	Name	Ducted	Name	Ducted	Distribution System	Fan System	Floor Area Served	Status	Verified Existing Condition
HVAC System1	Other Heating and Cooling System	Heating Component 1	Yes	Cooling Component 1	Yes	Air Distribution System 1	HVAC Fan 1	3259	Altered	No

HVAC - HEATING UNIT TYPES

01	02	03	04
Name	System Type	Number of Units	Efficiency
Heating Component 1	CntrlFurnace	1	94 AFUE

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HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08
■	■	■	Efficiency				■
Name	System Type	Number of Units	EER	SEER	Zonally Controlled	Compressor Type	HERS Verification
Cooling Component 1	SplitAirCond	1	12.5	15	Not Zonal	Single Speed	Cooling Component 1-hers-cool

HVAC COOLING - HERS VERIFICATIONx

01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge
Cooling Component 1-hers-cool	Not Required	n/a	Required	Required	Not Required

HVAC COOLING - HERS VERIFICATION-x

01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge
Cooling Component 1-hers-cool	Not Required	n/a	Required	Required	Not Required

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10
Name	Type	Duct Leakage	Insulation R-value	Supply Duct Location	Return Duct Location	Bypass Duct	Status	Verified Existing Condition	HERS Verification
Air Distribution System 1	Ducts located in attic (Ventilated and Unventilated)	Sealed and tested	8.0	Attic	Attic	None	Altered	No	Air Distribution System 1-hers-dist

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06
■	Duct Leakage	Duct Leakage	■	Verified Duct Design	
Name	Verification	Target (%)	Verified Duct Location	Return	Supply
Air Distribution System 1-hers-dist	Required	5.0	---	---	---

HVAC - FAN SYSTEMS & HERS VERIFICATION

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	HERS Verification
HVAC Fan 1	Single Speed PSC Furnace Fan	0.58	---

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01
Page 9 of 10

Project Name: Residential Building
Calculation Date/Time: 12:46, Tue, May 09, 2017
Calculation Description: Title 24 Analysis
Input File Name: 1722 Fields.ribd16x

IAQ (Indoor Air Quality) FANS

01	02	03	04	05
Name	IAQ CFM	IAQ Fan Type	IAQ Recovery Effectiveness(%)	HERS Verification
SFam IAQVentRpt	0	Default	0	Not Required

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01
Page 10 of 10

Project Name: Residential Building
Calculation Date/Time: 12:46, Tue, May 09, 2017
Calculation Description: Title 24 Analysis
Input File Name: 1722 Fields.ribd16x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Josh Miner	Documentation Author Signature: Josh Miner
Company: J.M Title 24 Services	Signature Date: 2017-05-09 13:38:00
Address: 4353 Hyland Ave	CEA/HERS Certification Identification (If applicable): NA
City/State/Zip: San Jose, CA 95127	Phone: 408-394-6882

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Josh Miner	Responsible Designer Signature: Josh Miner
Company: J.M Title 24 Services	Date Signed: 2017-05-09 13:38:00
Address: 4353 Hyland Ave	License: NA
City/State/Zip: San Jose, CA 95127	Phone: 408-394-6882

J.M. TITLE 24 SERVICES

18488 PROSPECT RD. SARATOGA, CA 95070
408.394.6882 jmtitle24@gmail.com

FIELDS RESIDENCE

14810 CLARA ST. LOS GATOS, CA 95032

5/9/2017
PAGE: 1/1
title 24

01 TITLE 24 ENERGY CALCULATION
SCALE: N/A

ARCHITECT OF RECORD:
CONSTRUCTION SERVICES
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T 650 773 8402
WWW.CONSTRUCTIONSERV.COM

DESIGNER:
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212 254 5490
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STRUCTURAL ENGINEER:
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SAN JOSE, CA 95129
LILLIAN HENG / E: LHeng@duquette-eng.com | D: 408 831 4818

MEP ENGINEER:
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CARMEL, CA 93923
T: 831 372 8318
DAVID KNIGHT (HVAC + T24) / E: davel@meg4.com | T: 831 250 0314

CIVIL ENGINEER:
HMH ENGINEERS
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T: 408 487 2200
STEPHAN KUEHN, P.E. / E: skuehn@hmhca.com / T: 408 857 9410

GEOTECH ENGINEER:
ROMIG ENGINEERS, INC
1390 EL CAMINO REAL, 2ND FLOOR
SAN CARLOS, CALIFORNIA 94070
COLEMAN NG, P.E. / E: coleman@romigengineers.com / D: 650 591 5224 x227

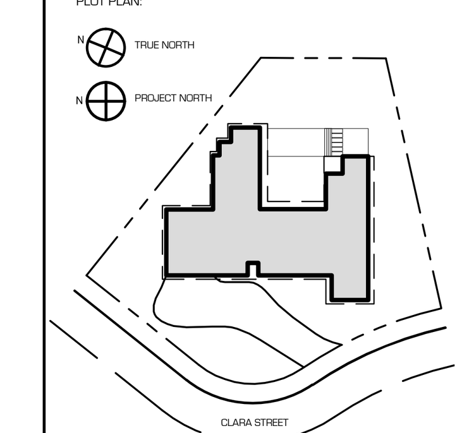
LANDSCAPE ARCHITECT
–
ADDRESS-
T: -
CONTACT: -

SPRINKLER DESIGN BUILDER
–
ADDRESS-
T: -
gkelsey@aegisfire.com

AV + SHADE CONSULTANT
–
ADDRESS-
T: -
sg.screensolutions@gmail.com

POOL CONSULTANT:
–
–
T: -
F: -

PLOT PLAN:



PROJECT:
Proposed New Construction of
FIELDS RESIDENCE
14810 CLARA STREET, LOS GATOS, CA

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS STAMPED AND SIGNED BY THE ARCHITECT OR ENGINEER OF RECORD

ISSUED FOR:
PLANNING DEPTARTMENT SUBMISSION

No:	Date:	ISSUE / Revision:
1	08/26/19	SD SIGNOFF SET
2	09/20/19	PLANNING DEPARTMENT SUBMISSION
3	12/06/19	PLANNING DEPARTMENT SUBMISSION REV #1
4	07/17/20	PLANNING DEPARTMENT SUBMISSION REV #2

PROJECT:
FIELDS RESIDENCE
14810 CLARA STREET
LOS GATOS, CA

DRAWING TITLE:
TITLE 24 ENERGY CALCULATIONS

DRAWING DETAILS:

SCALE:	
DATE:	07/17/2020
PROJECT No:	
FILE No:	
DRAWN BY:	KM
CHECKED BY:	SY
DWG No:	

G1.2

ITEM #	CALGreen CODE SECTION	REQUIREMENT	APPLICANT TO COMPLETE Plan Check Review Data: REFERENCE SHEET (SHEET # OR N/A)	APPLICANT TO COMPLETE Plan Check Review Data: Compliance Documentation (e.g. note # or detail #)	Enforcing Agency to specify at plan check which entity will provide verification: Enforcing Agency	Enforcing Agency to specify at plan check which entity will provide verification: Installer/ Designer	Enforcing Agency to specify at plan check which entity will provide verification: Third Party	County Inspectors to verify completion signatures and supporting documentation at Final: Date	County Inspectors to verify completion signatures and supporting documentation at Final: Signature
PLANNING AND DESIGN: MANDATORY REQUIREMENTS									
1	4.106.2	A plan is developed and implemented to manage storm water drainage during construction.				X			
2	4.106.3	Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.				X			
3	4.106.4, *4.106.4.1*	*For **new** dwellings and the **rebuild** of existing dwellings that include a panel upgrade or construction between panel and parking,* provide capability for electric vehicle charging; and 3 percent of total parking spaces, as specified, for multifamily dwellings.				N/A			
4	*4.106.4.2*	*For new **multifamily** dwellings, at least 3 percent of the total number of parking spaces provided for all types of parking facilities, but not less than one, shall be electric vehicle charging station (EVCS) capable.*				N/A			
5	*4.106.4.3*	***Mulifamily dwellings** with more than 100 new parking spaces shall install Level 2 Electric Vehicle Supply Equipment (EVSE) to service 1 percent of the total number of parking spaces.*				N/A			
6	*4.106.4.4*	***Shared Parking**. When parking is provided to new buildings from shared parking lots, including existing and new parking lots, install pre-wiring and/or EVSE among both the existing and new parking lots. Not applicable if the building does not require the installation of new parking spaces.*				N/A			
PLANNING AND DESIGN: TIER 1 REQUIREMENTS									
7	A4.106.2.3	Displaced topsoil shall be stockpiled for reuse in a designated area and covered or protected from erosion.				X			
8	A4.106.4	Not less than 20 percent of the total parking, walking or patio surfaces shall be permeable.				X			
9	A4.106.5	Cool Roof for reduction of heat island effect. Roof covering shall meet or exceed the values contained in Table A4.106.5.1(1) for low-rise residential or Table A4.106.5.1.(3) for high-rise residential, hotels or motels.				X			
10	A4.601.4.2 (1.5)	First Elective Measure from Division A4.1				X			
11	A4.601.4.2 (1.5)	Second Elective Measure from Division A4.1				X			
ENERGY EFFICIENCY: MANDATORY REQUIRMENTS									
12	4.201.1	Building meets or exceeds the requirements of the California Building Energy Efficiency Standards				X			
WATER EFFICIENCY & CONSERVATION: MANDATORY REQUIREMENTS									
13	4.303.1	Plumbing Fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Section 4.303.1.1 through 4.303.1.4.4.				X			
14	4.303.2	Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the CPC and shall meet the applicable referenced standards.				X			
15	4.304.1	Outdoor potable water use in landscape areas				X			

ITEM #	CALGreen CODE SECTION	REQUIREMENT	APPLICANT TO COMPLETE Plan Check Review Data: REFERENCE SHEET (SHEET # OR N/A)	APPLICANT TO COMPLETE Plan Check Review Data: Documentation (e.g. note # or detail #)	Enforcing Agency to specify at plan check which entity will provide verification: Enforcing Agency	Enforcing Agency to specify at plan check which entity will provide verification: Installer/ Designer	Enforcing Agency to specify at plan check which entity will provide verification: Third Party	County Inspectors to verify completion signatures and supporting documentation at Final: Date	County Inspectors to verify completion signatures and supporting documentation at Final: Signature
WATER EFFICIENCY & CONSERVATION : TIER 1 REQUIREMENTS									
16	A4.601.4.2 (3.1)	First Elective Measure from Division A4.3				X			
17	A4.601.4.2 (3.1)	Second Elective Measure from Division A4.3				X			
MATERIAL CONSERVATION & RESOURCE EFFICIENCY: MANDATORY REQUIREMENTS									
18	4.406.1	Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.				X			
19	4.408.1	Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste.				X			
20	4.410.1	An operation and maintenance manual shall be provided to the building occupant or owner.				X			
MATERIAL CONSERVATION & RESOURCE EFFICIENCY: TIER 1 REQUIREMENTS									
21	A4.403.2	Cement use in foundation mix design is reduced. Tier 1: Not less than 20 percent reduction in cement use.				X			
22	A4.405.3	Postconsumer or preconsumer recycled content value (RCV) materials are used on the project. Tier 1: Not less than a 10-percent recycled content value.				X			
23	A4.408.1	Reduce construction waste by at least 65%. Documentation shall be submitted to the enforcing agency demonstrating compliance.				X			
24	A4.601.4.2 (4.4)	First Elective Measure from Division A4.4				X			
25	A4.601.4.2 (4.4)	Second Elective Measure from Division A4.4				X			

ITEM #	CALGreen CODE SECTION	REQUIREMENT	APPLICANT TO COMPLETE Plan Check Review Data: REFERENCE SHEET (SHEET # OR N/A)	APPLICANT TO COMPLETE Plan Check Review Data: Compliance Documentation (e.g. note # or detail #)	Enforcing Agency to specify at plan check which entity will provide verification: Enforcing Agency	Enforcing Agency to specify at plan check which entity will provide verification: Installer/ Designer	Enforcing Agency to specify at plan check which entity will provide verification: Third Party	County Inspectors to verify completion signatures and supporting documentation at Final: Date	County Inspectors to verify completion signatures and supporting documentation at Final: Signature
ENVIRONMENTAL QUALITY: MANDATORY REQUIREMENTS									
26	4.503.1	Any installed gas fireplace shall be a direct-vent sealed-combusion type. Any installed woodstove or pellet stove shall comply with US EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.				X			
27	4.504.1	Duct openings and other related air distribution component openings shall be covered during construction.				X			
28	4.504.2.1	Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.				X			
29	4.504.2.2	Paints, stains and other coatings shall be compliant with VOC limits.				X			
30	4.504.2.3	Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.				X			
31	4.504.2.4	Documentation shall be provided to verify that compliant VOC limit finish materials have been used.				X			
32	4.504.3	Carpet and carpet systems shall be compliant with VOC limits.				X			
33	4.504.4	80 percent of floor area receiving resilient flooring shall comply with the VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS), High Performance Products Database or be certified under the Resilient Floor Covering Institute (FRCI) FloorScore program; or meet California Department of Public Health Specification 01350.				X			
34	4.505.2	Vapor retarder and capillary break is installed at slab-on-grade foundations.				X			
35	4.505.3	Moisture content of building materials used in wall and floor framing shall not exceed 19% and shall be checked before enclosure.				X			
36	4.507.2	Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2004 or Equivalent 2. Size duct systmes according to ANSI/ACCA 1 Manual D-2009 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2004 or equivalent.				X			
ENVIROMENTAL QUALITY: TIER 1 REQUIREMENTS									
37	A4.504.2	At least 90% of resilient flooring shall comply with VOC limits.				X			
38	A4.504.3	Thermal insulation in the builing shall be in compliance with VOC limits.				X			
39	A4.601.4.2 (5.3)	Elective measure from Division A4.5.				X			
INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS									
40	702.1	HVAC system installers are trained and certified in the proper installation of HVAC systems.				X			
41	702.2	Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.				X			
42	703.1	Verification of compliance with this code may include constuction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.				X			

01 OCCUPANCIES APPLICATION CHECKLIST

SCALE: N/A

STATE OF CALIFORNIA
MANDATORY MEASURES SUMMARY: RESIDENTIAL
CEC- MF-1R (Revised 08/09) CALIFORNIA ENERGY COMMISSION

Mandatory Measures Summary MF-1R

Residential **(Page 1 of 3)**

Site Address:	Enforcement Agency:	Date:

NOTE: Low-rise residential buildings subject to the Standards must comply with all applicable mandatory measures listed, regardless of the compliance approach used. More stringent energy measures listed on the Certificate of Compliance (CF-1R, CF-1R-ADD, or CF-1R-ALT Form) shall supersede the items marked with an asterisk (*) below. This Mandatory Measures Summary shall be incorporated into the permit documents and the applicable features shall be considered by all parties as minimum component performance specifications whether they are shown elsewhere in the documents or in this summary. Submit all applicable sections of the MF-1R Form with plans.

DESCRIPTION

Building Envelope Measures:

§116(a)1: Doors and windows between conditioned and unconditioned spaces are manufactured to limit air leakage.
§116(a)4: Fenestration products (except field-fabricated windows) have a label listing the certified U-Factor, certified Solar Heat Gain Coefficient (SHGC), and infiltration that meets the requirements of §10-111(a).
§117: Exterior doors and windows are weather-stripped; all joints and penetrations are caulked and sealed.
§118(a): Insulation specified or installed meets Standards for Insulating Material. Indicate type and include on CF-6R Form.
§118(i): The thermal emittance and solar reflectance values of the cool roofing material meets the requirements of §118(i) when the installation of a Cool Roof is specified on the CF-1R Form.
*§150(a): Minimum R-19 insulation in wood-frame ceiling or equivalent U-factor.
§150(b): Loose fill insulation shall conform with manufacturer's installed design labeled R-Value.
*§150(c): Minimum R-13 insulation in wood-frame wall or equivalent U-factor.
*§150(d): Minimum R-13 insulation in raised wood-frame floor or equivalent U-factor.
§150(f): Air retarding wrap is tested, labeled, and installed according to ASTM E1677-95(2000) when specified on the CF-1R Form.
§150(g): Mandatory Vapor barrier installed in Climate Zones 14 or 16.
§150(l): Water absorption rate for slab edge insulation material alone without facings is no greater than 0.3%; water vapor permeance rate is no greater than 2.0 perm/inch and shall be protected from physical damage and UV light deterioration.

Fireplaces, Decorative Gas Appliances and Gas Log Measures:

§150(e)1A: Masonry or factory-built fireplaces have a closable metal or glass door covering the entire opening of the firebox.
§150(e)1B: Masonry or factory-built fireplaces have a combustion outside air intake, which is at least six square inches in area and is equipped with a with a readily accessible, operable, and tight-fitting damper and or a combustion-air control device.
§150(e)2: Continuous burning pilot lights and the use of indoor air for cooling a firebox jacket, when that indoor air is vented to the outside of the building, are prohibited.

Space Conditioning, Water Heating and Plumbing System Measures:

§110-§113: HVAC equipment, water heaters, showerheads, faucets and all other regulated appliances are certified by the Energy Commission.
§113(c)5: Water heating recirculation loops serving multiple dwelling units and High-Rise residential occupancies meet the air release valve, backflow prevention, pump isolation valve, and recirculation loop connection requirements of §113(c)5.
§115: Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces, household cooking appliances (appliances with an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt), and pool and spa heaters.
§150(h): Heating and/or cooling loads are calculated in accordance with ASHRAE, SMACNA or ACCA.
§150(i): Heating systems are equipped with thermostats that meet the setback requirements of Section 112(c).
§150(j)1A: Storage gas water heaters rated with an Energy Factor no greater than the federal minimal standard are externally wrapped with insulation having an installed thermal resistance of R-12 or greater.
§150(j)1B: Unfired storage tanks, such as storage tanks or backup tanks for solar water-heating system, or other indirect hot water tanks have R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§150(j)2: First 5 feet of hot and cold water pipes closest to water heater tank, non-recirculating systems, and entire length of recirculating sections of hot water pipes are insulated per Standards Table 150-B.
§150(j)2: Cooling system piping (suction, chilled water, or brine lines),and piping insulated between heating source and indirect hot water tank shall be insulated to Table 150-B and Equation 150-A.
§150(j)2: Pipe insulation for steam hydronic heating systems or hot water systems >15 psi, meets the requirements of Standards Table 123-A.

2008 Residential Compliance Forms *August 2009*

STATE OF CALIFORNIA
MANDATORY MEASURES SUMMARY: RESIDENTIAL
CEC- MF-1R (Revised 08/09) CALIFORNIA ENERGY COMMISSION

Mandatory Measures Summary MF-1R

Residential **(Page 2 of 3)**

Site Address:	Enforcement Agency:	Date:

§150(j)3A: Insulation is protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.
§150(j)3A: Insulation for chilled water piping and refrigerant suction lines includes a vapor retardant or is enclosed entirely in conditioned space.
§150(j)4: Solar water-heating systems and/or collectors are certified by the Solar Rating and Certification Corporation.

Ducts and Fans Measures:

§150(m)1: All air-distribution system ducts and plenums installed, are sealed and insulated to meet the requirements of CMC Sections 601, 602, 603, 604, 605 and Standard 6-5; supply-air and return-air ducts and plenums are insulated to a minimum installed level of R-4.2 or enclosed entirely in conditioned space. Openings shall be sealed with mastic, tape or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mesh or tape shall be used
§150(m)1: Building cavities, support platforms for air handlers, and plenums defined or constructed with materials other than sealed sheet metal, duct board or flexible duct shall not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms shall not be compressed to cause reductions in the cross-sectional area of the ducts.
§150(m)2D: Joints and seams of duct systems and their components shall not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§150(m)7: Exhaust fan systems have back draft or automatic dampers.
§150(m)8: Gravity ventilating systems serving conditioned space have either automatic or readily accessible, manually operated dampers.
§150(m)9: Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Cellular foam insulation shall be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation that can cause degradation of the material.
§150(m)10: Flexible ducts cannot have porous inner cores.
§150(o): All dwelling units shall meet the requirements of ANSI/ASHRAE Standard 62.2-2007 Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings. Window operation is not a permissible method of providing the Whole Building Ventilation required in Section 4 of that Standard.

Pool and Spa Heating Systems and Equipment Measures:

§114(a): Any pool or spa heating system shall be certified to have: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater; a permanent weatherproof plate or card with operating instructions; and shall not use electric resistance heating or a pilot light.
§114(b)1: Any pool or spa heating equipment shall be installed with at least 36" of pipe between filter and heater, or dedicated suction and return lines, or built-up connections for future solar heating
§114(b)2: Outdoor pools or spas that have a heat pump or gas heater shall have a cover.
§114(b)3: Pools shall have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§150(p): Residential pool systems or equipment meet the pump sizing, flow rate, piping, filters, and valve requirements of §150(p).

Residential Lighting Measures:

§150(k)1: High efficacy luminaires or LED Light Engine with Integral Heat Sink has an efficacy that is no lower than the efficacies contained in Table 150-C and is not a low efficacy luminaire as specified by §150(k)2.
§150(k)3: The wattage of permanently installed luminaires shall be determined as specified by §130(d).
§150(k)4: Ballasts for fluorescent lamps rated 13 Watts or greater shall be electronic and shall have an output frequency no less than 20 kHz.
§150(k)5: Permanently installed night lights and night lights integral to a permanently installed luminaire or exhaust fan shall contain only high efficacy lamps meeting the minimum efficacies contained in Table 150-C and shall not contain a line-voltage socket or line-voltage lamp holder; OR shall be rated to consume no more than five watts of power as determined by §130(d), and shall not contain a medium screw-base socket.
§150(k)6: Lighting integral to exhaust fans, in rooms other than kitchens, shall meet the applicable requirements of §150(k).
§150(k)7: All switching devices and controls shall meet the requirements of §150(k)7.
§150(k)8: A minimum of 50 percent of the total rated wattage of permanently installed lighting in kitchens shall be high efficacy.
EXCEPTION: Up to 50 watts for dwelling units less than or equal to 2,500 ft^2 or 100 watts for dwelling units larger than 2,500 ft^2 may be exempt from the 50% high efficacy requirement when: all low efficacy luminaires in the kitchen are controlled by a manual on occupant sensor, dimmer, energy management system (EMCS), or a multi-scene programmable control system; and all permanently installed

2008 Residential Compliance Forms *August 2009*

STATE OF CALIFORNIA
MANDATORY MEASURES SUMMARY: RESIDENTIAL
CEC- MF-1R (Revised 08/09) CALIFORNIA ENERGY COMMISSION

Mandatory Measures Summary MF-1R

Residential **(Page 3 of 3)**

Site Address:	Enforcement Agency:	Date:

luminaries in garages, laundry rooms, closets greater than 70 square feet, and utility rooms are high efficacy and controlled by a manual-on occupant sensor.
§150(k)9: Permanently installed lighting that is internal to cabinets shall use no more than 20 watts of power per linear foot of illuminated cabinet.
§150(k)10: Permanently installed luminaires in bathrooms, attached and detached garages, laundry rooms, closets and utility rooms shall be high efficacy.
EXCEPTION 1: Permanently installed low efficacy luminaires shall be allowed provided that they are controlled by a manual-on occupant sensor certified to comply with the applicable requirements of §119.
EXCEPTION 2: Permanently installed low efficacy luminaires in closets less than 70 square feet are not required to be controlled by a manual-on occupant sensor.
§150(k)11: Permanently installed luminaires located in rooms or areas other than in kitchens, bathrooms, garages, laundry rooms, closets, and utility rooms shall be high efficacy luimnaires.
EXCEPTION 1: Permanently installed low efficacy luminaires shall be allowed provided they are controlled by either a dimmer switch that complies with the applicable requirements of §119, or by a manual-on occupant sensor that complies with the applicable requirements of §119.
EXCEPTION 2: Lighting in detached storage building less than 1000 square feet located on a residential site is not required to comply with §150(k)11.
§150(k)12: Luminaires recessed into insulated ceilings shall be listed for zero clearance insulation contact (IC) by Underwriters Laboratories or other nationally recognized testing/rating laboratory; and have a label that certifies the lumiunaire is airtight with air leakage less then 2.0 CFM at 75 Pascals when tested in accordance with ASTM E283; and be sealed with a gasket or caulk between the luminaire housing and ceiling.
§150(k)13: Luminaires providing outdoor lighting, including lighting for private patios in low-rise residential buildings with four or more dwelling units, entrances, balconies, and porches, which are permanently mounted to a residential building or to other buildings on the same lot shall be high efficacy.
EXCEPTION 1: Permanently installed outdoor low efficacy luminaires shall be allowed provided that they are controlled by a manual on/off switch, a motion sensor not having an override or bypass switch that disables the motion sensor, and one of the following controls: a photocontrol not having an override or bypass switch that disables the photocontrol; OR an astronomical time clock not having an override or bypass switch that disables the astronomical time clock; OR an energy management control system (EMCS) not having an override or bypass switch that allows the luminaire to be always on
EXCEPTION 2: Outdoor luminaires used to comply with Exception1 to §150(k)13 may be controlled by a temporary override switch which bypasses the motion sensing function provided that the motion sensor is automatically reactivated within six hours.
EXCEPTION 3: Permanently installed luminaires in or around swimming pool, water features, or other location subject to Article 680 of the California Electric Code need not be high efficacy luminaires.
§150(k)14: Internally illuminated address signs shall comply with Section 148; OR not contain a screw-base socket, and consume no more than five watts of power as determined according to §130(d).
§150(k)15: Lighting for parking lots and carports with a total of for 8 or more vehicles per site shall comply with the applicable requirements in Sections 130, 132, 134, and 147. Lighting for parking garages for 8 or more vehicles shall comply with the applicable requirements of Sections 130, 131, 134, and 146
§150(k)16: Permanently installed lighting in the enclosed, non-dwelling spaces of low-rise residential buildings with four or more dwelling units shall be high efficacy luminaires.
EXCEPTION: Permanently installed low efficacy luminaires shall be allowed provided that they are controlled by an occupant sensor(s) certified to comply with the applicable requirements of §119.

2008 Residential Compliance Forms *August 2009*

02 MANDATORY MEASURES

SCALE: N/A

ARCHITECT OF RECORD:
CONSTRUCTION SERVICES
18488 PROSPECT ROAD #9
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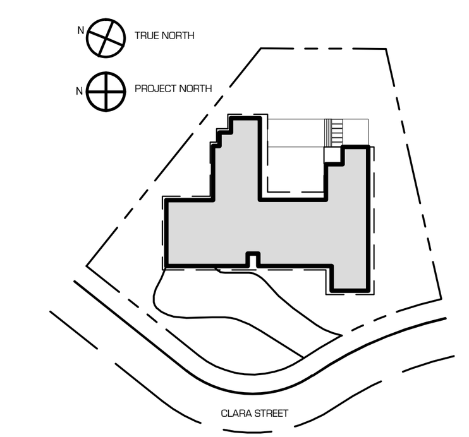
PLOT PLAN:



PROJECT:
Proposed New Construction of
FIELDS RESIDENCE
14810 CLARA STREET, LOS GATOS, CA

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No:	Date:	ISSUE / Revision:
1	08/26/19	SD SIGNOFF SET
2	09/20/19	PLANNING DEPARTMENT SUBMISSION
3	12/06/19	PLANNING DEPARTMENT SUBMISSION REV #1
4	07/17/20	PLANNING DEPARTMENT SUBMISSION REV #2

PROJECT:
FIELDS RESIDENCE
14810 CLARA STREET
LOS GATOS, CA

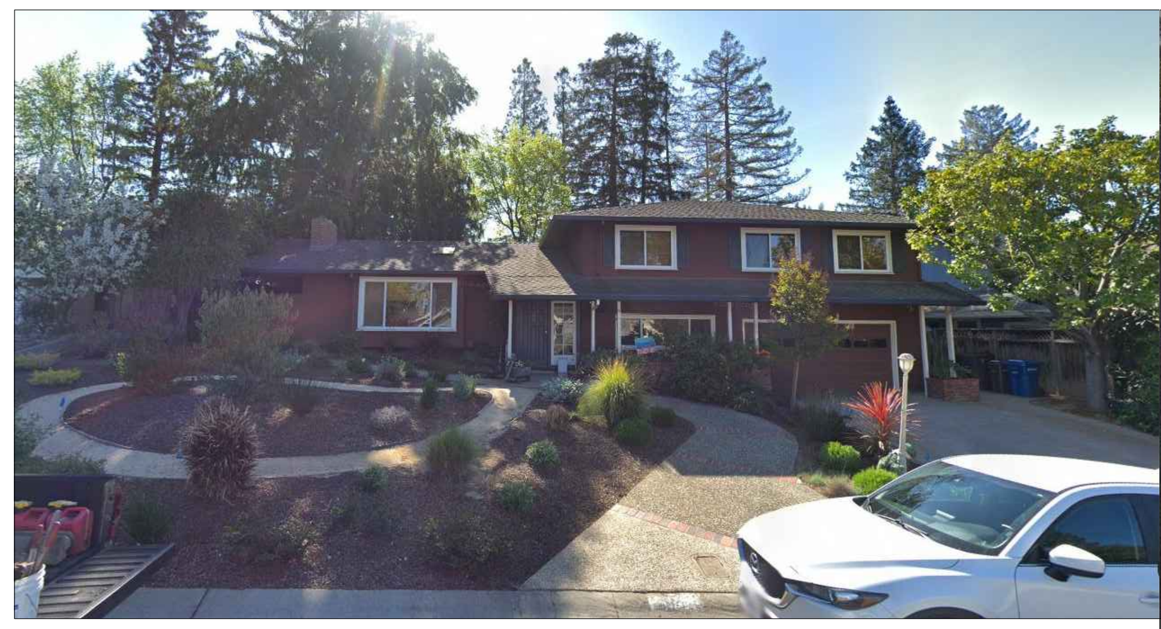
DRAWING TITLE:
OCCUPANCIES CHECKLIST & MANDATORY MEASURES

DRAWING DETAILS:

SCALE:	
DATE:	07/17/2020
PROJECT No:	
FILE No:	
DRAWN BY:	KM
CHECKED BY:	SY
DWG No:	

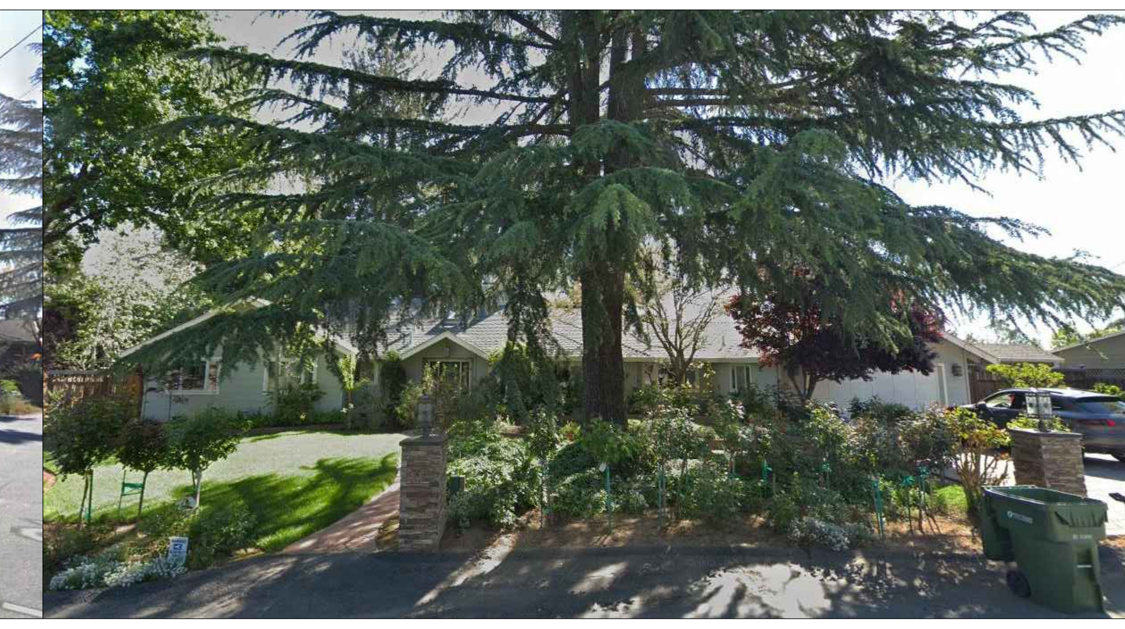
G1.3

NOT TO SCALE IF SHEET SIZE IS NOT 24" X 36"


14780 GOLF LINKS DRIVE

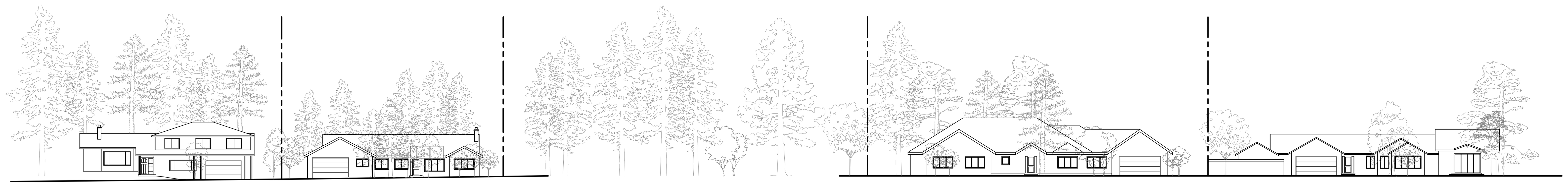

14796 GOLF LINKS DRIVE


14810 CLARA STREET


14832 CLARA STREET


14854 CLARA STREET

01 STREET PROFILE 'A' PHOTOS
SCALE: N/A



02 STREET PROFILE 'A' ELEVATION
SCALE: N/A


14821 CLARA STREET

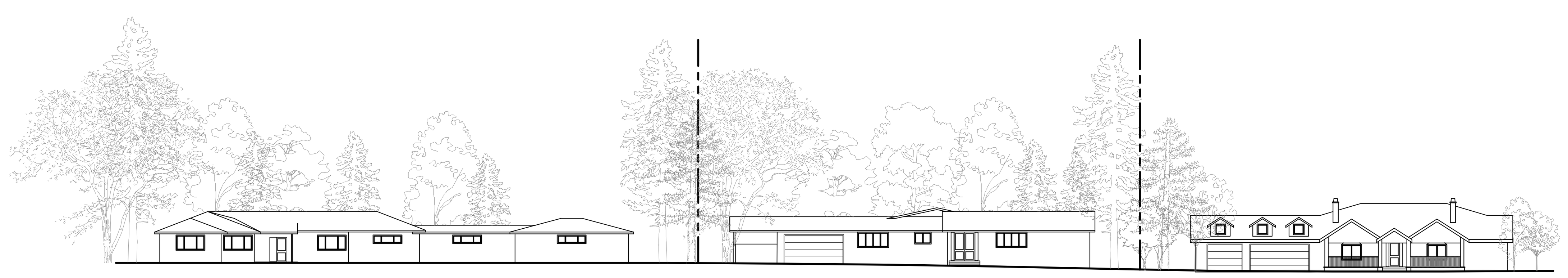

14801 GOLF LINKS DRIVE


14781 GOLF LINKS DRIVE

03 STREET PROFILE 'B' PHOTOS
SCALE: N/A


14841 CLARA STREET

04 STREET PROFILE 'C' PHOTO
SCALE: N/A



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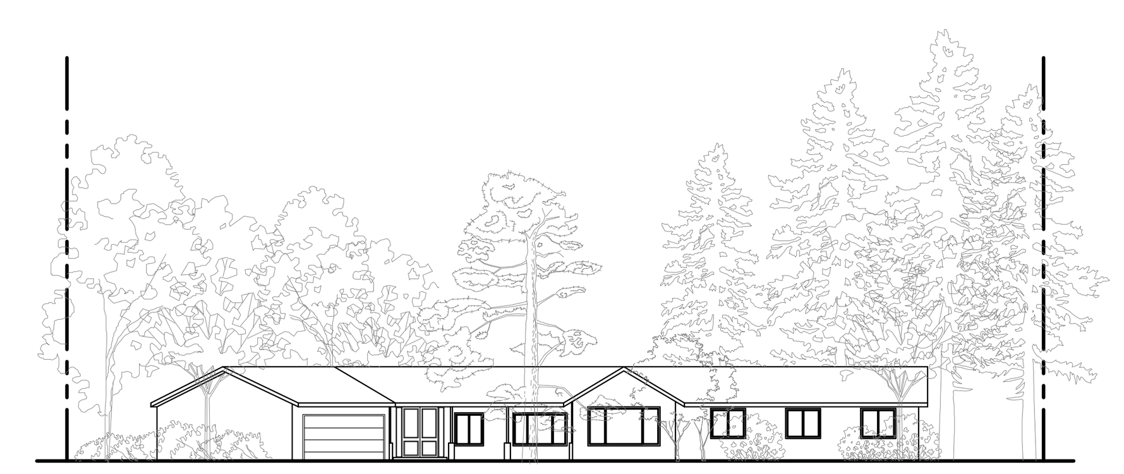
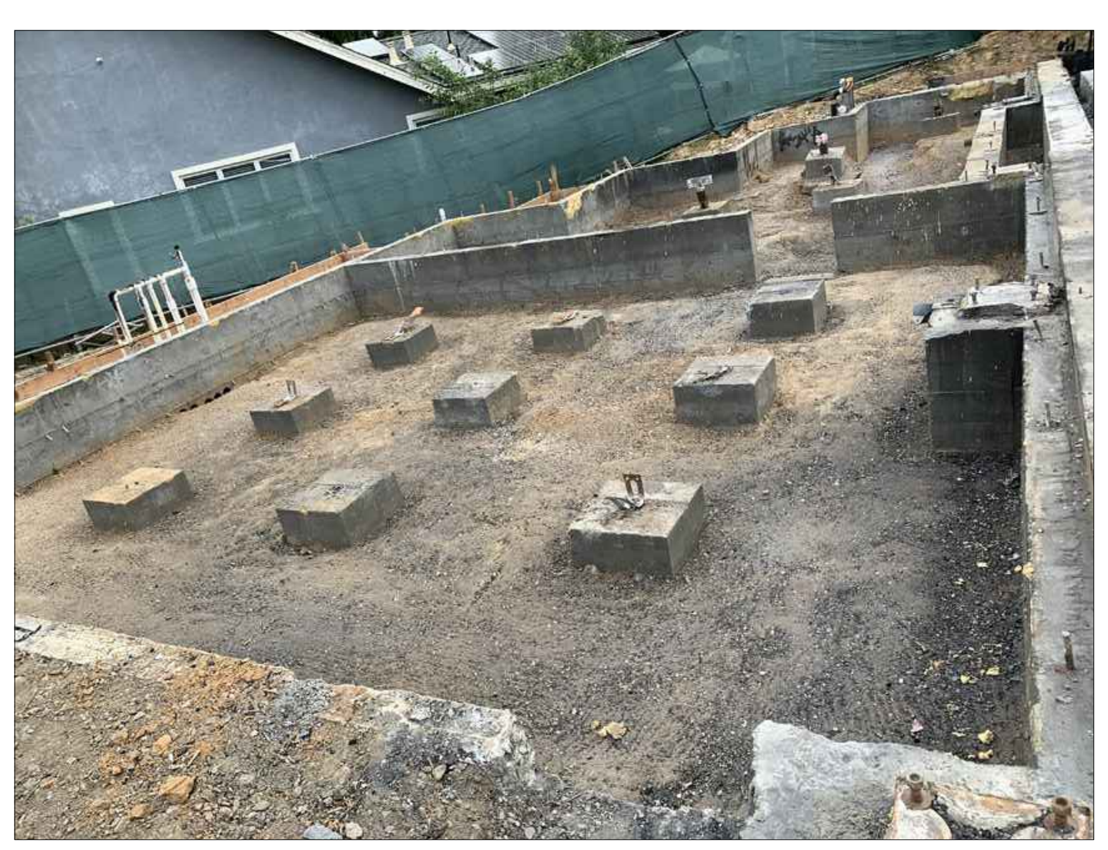


06 STREET PROFILE 'C' ELEVATION
SCALE: N/A

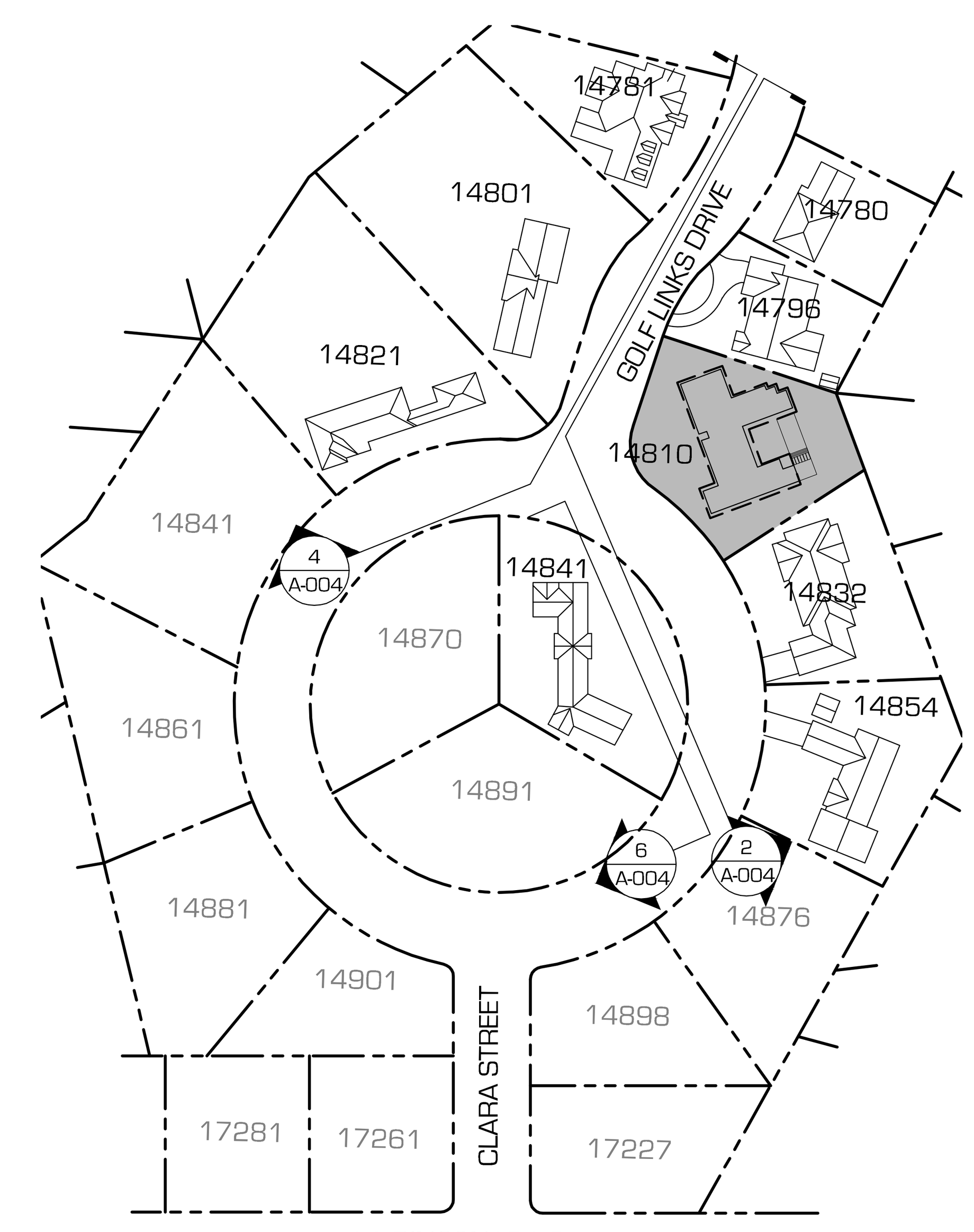
07 EXISTING SITE PHOTO (NORTHEAST)
SCALE: 1/128"=1'-0"



08 EXISTING SITE PHOTO (NORTH)
SCALE: 1/128"=1'-0"

09 EXISTING SITE PHOTO (SOUTHEAST)
SCALE: 1/128"=1'-0"

10 EXISTING SITE PHOTO (SOUTH)
SCALE: 1/128"=1'-0"



08 PARCEL KEY PLAN
SCALE: 1/128"=1'-0"

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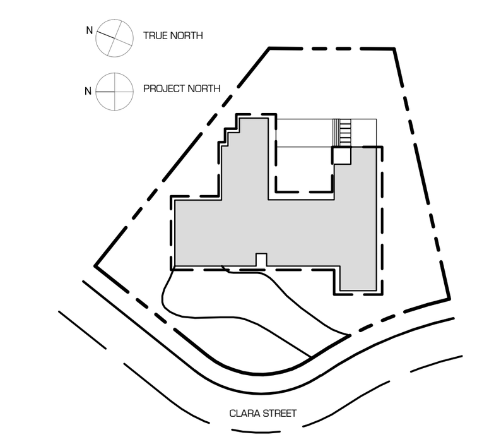
PLOT PLAN:



PROJECT:
Proposed New Construction of
FIELDS RESIDENCE
14810 CLARA STREET, LOS GATOS, CA

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4	07/17/20	PLANNING DEPARTMENT SUBMISSION REV #2 (2)

PROJECT:
FIELDS RESIDENCE
14810 CLARA STREET
LOS GATOS, CA

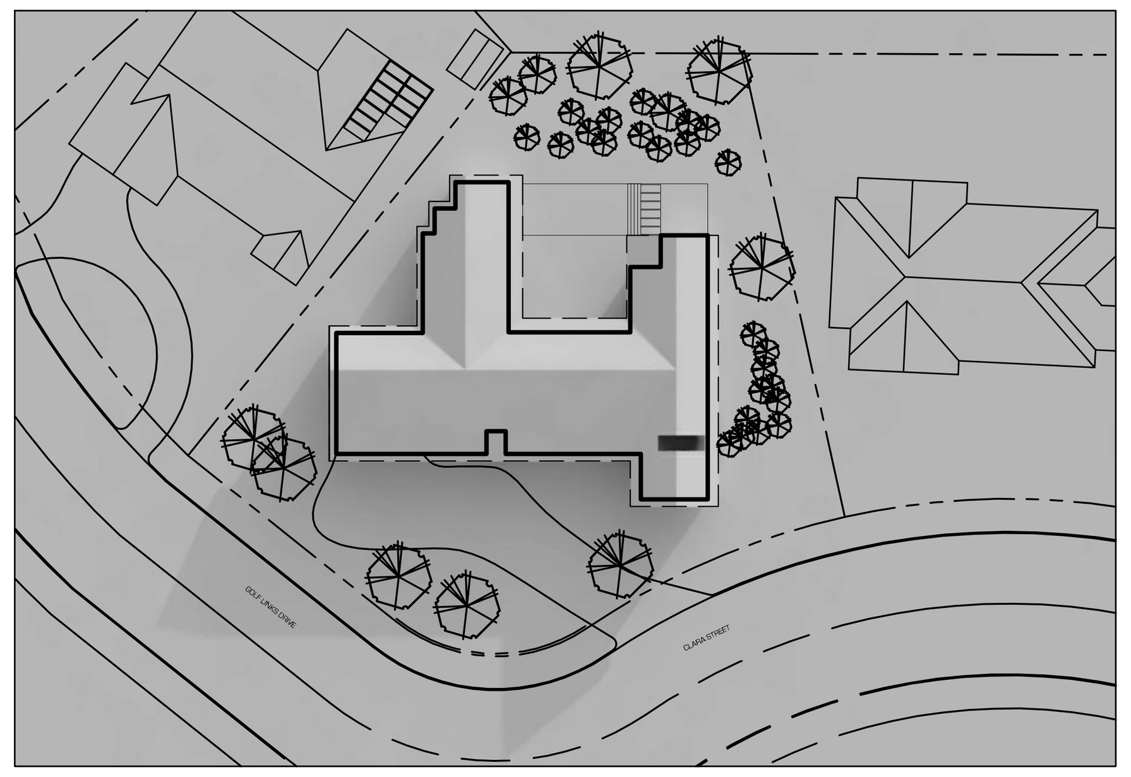
DRAWING TITLE:
STREETSCAPE ELEVATIONS & SITE SECTIONS

DRAWING DETAILS:

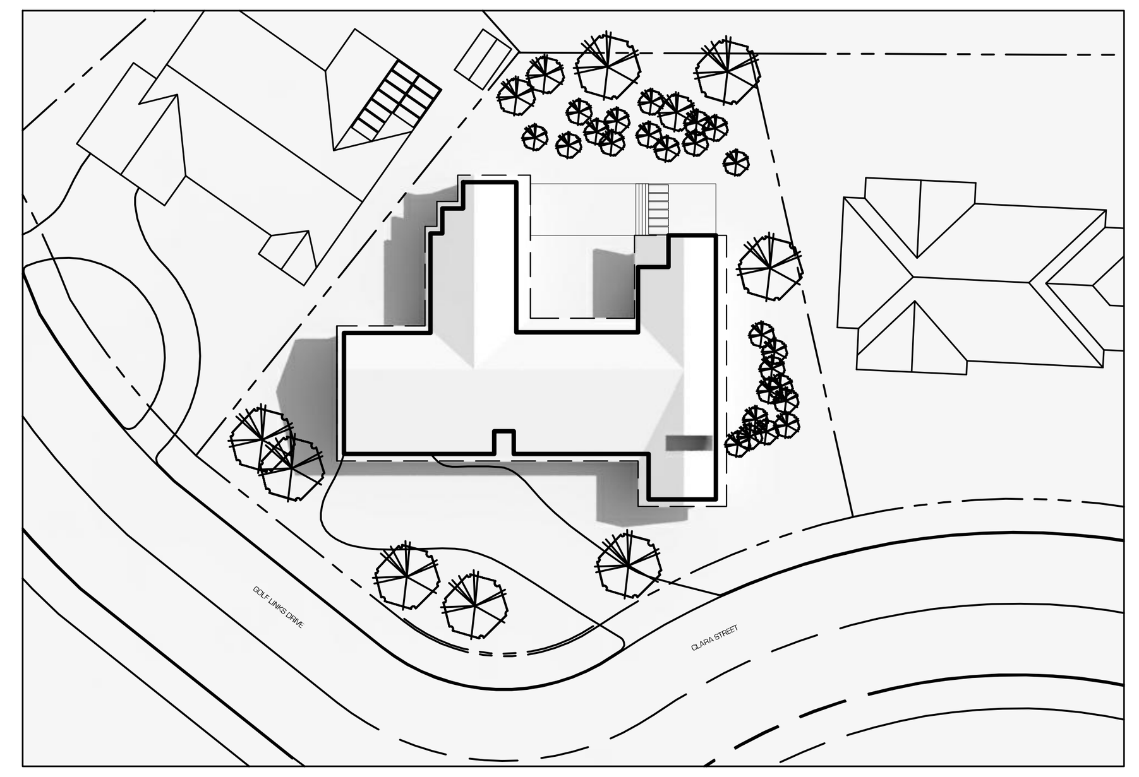
SCALE:	
DATE:	07/17/2020
PROJECT No:	
FILE No:	
DRAWN BY:	KM
CHECKED BY:	SY
DWG No:	

G1.4

NOT TO SCALE IF SHEET SIZE IS NOT 24" X 36"



SPRING EQUINOX 9:00 AM



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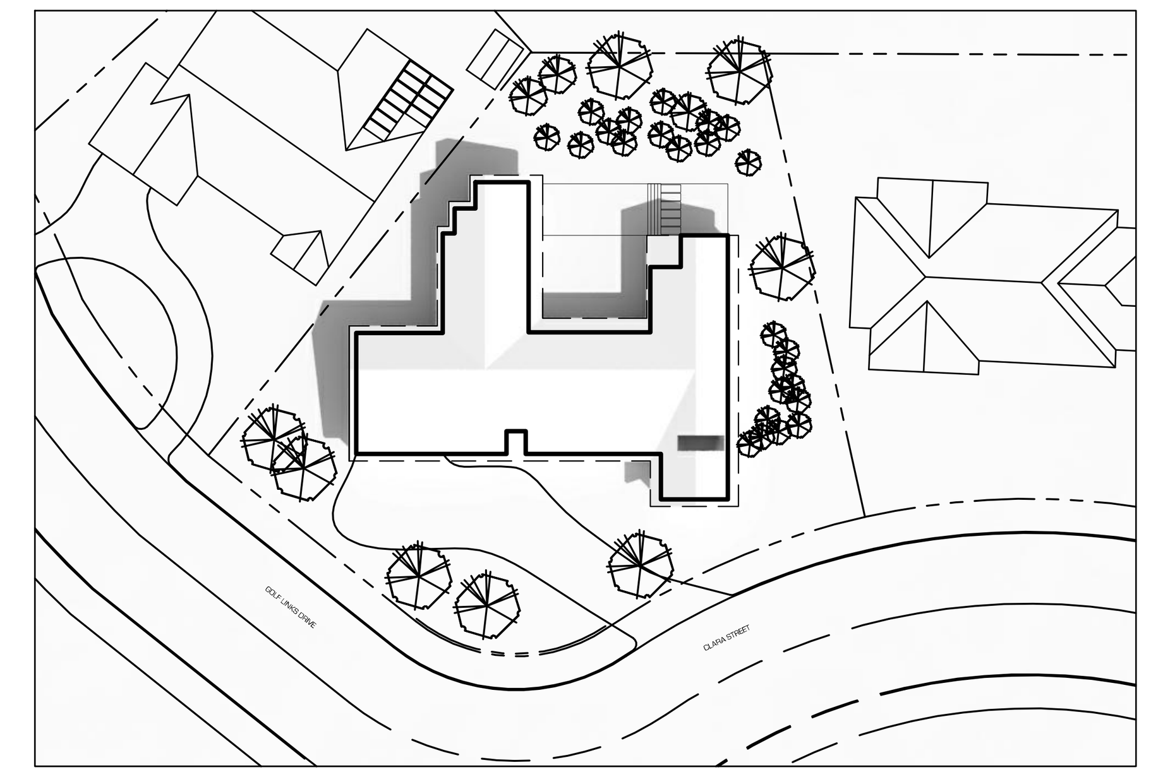

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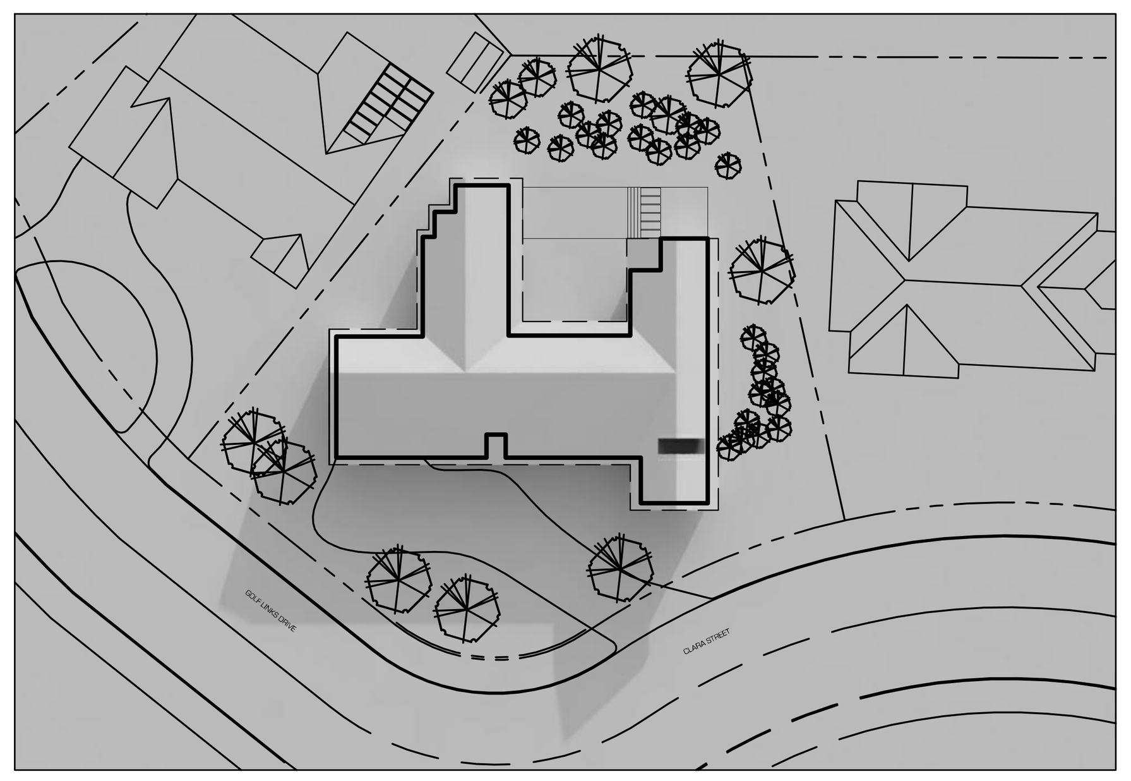
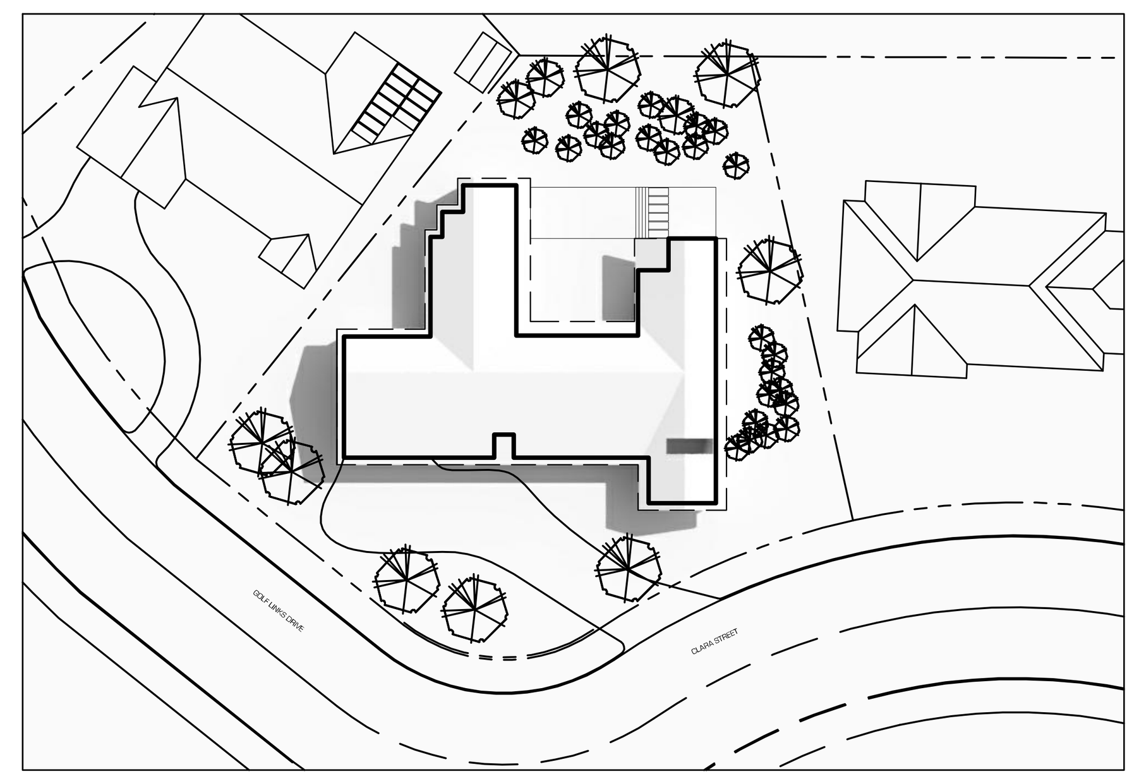


SUMMER SOLSTICE 9:00 AM



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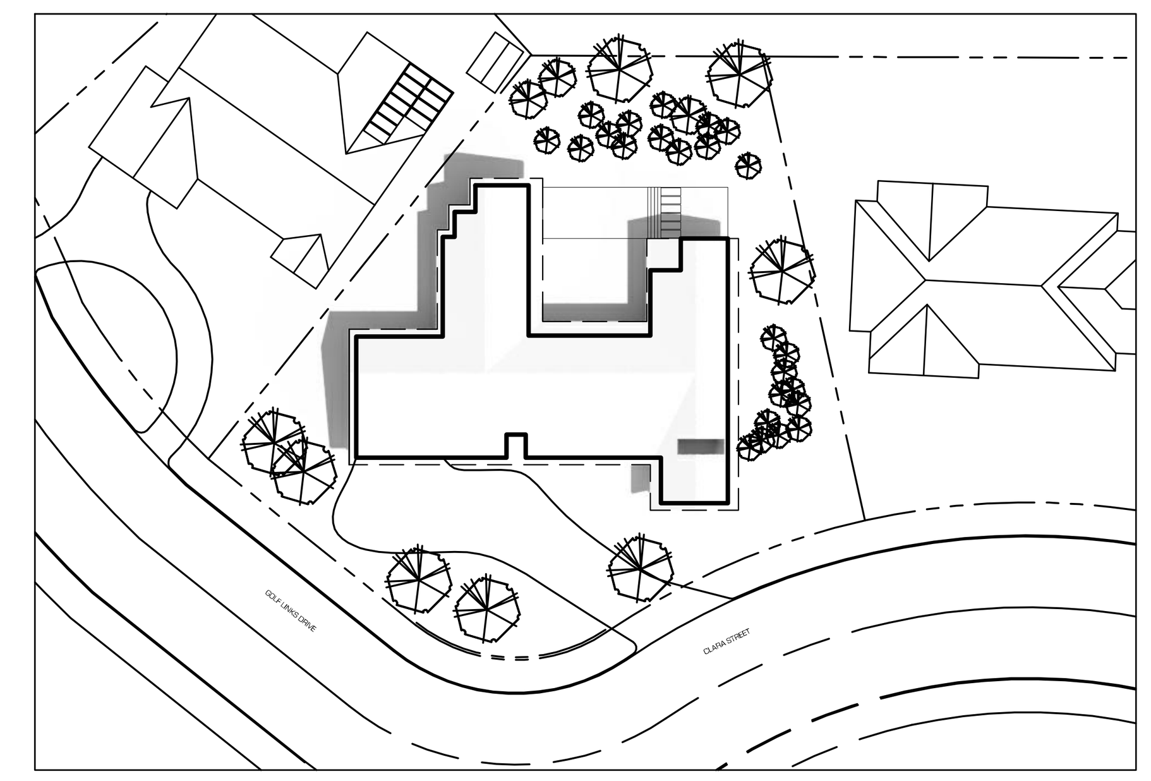

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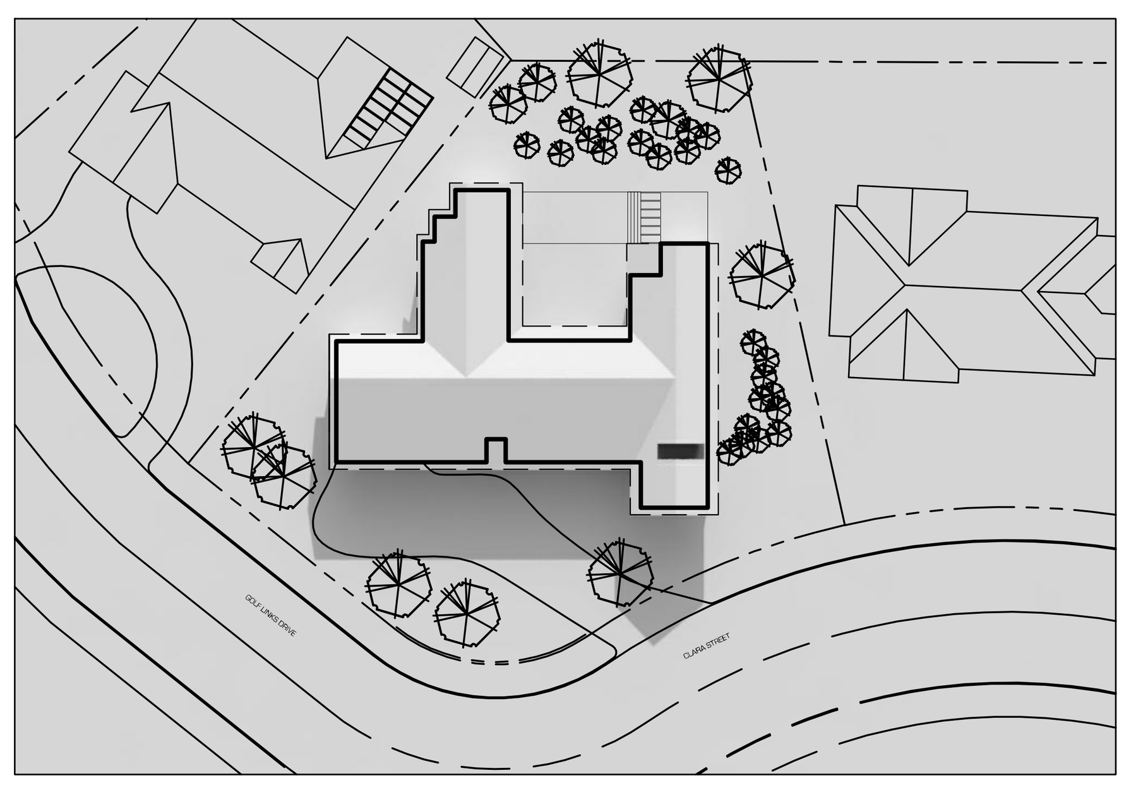

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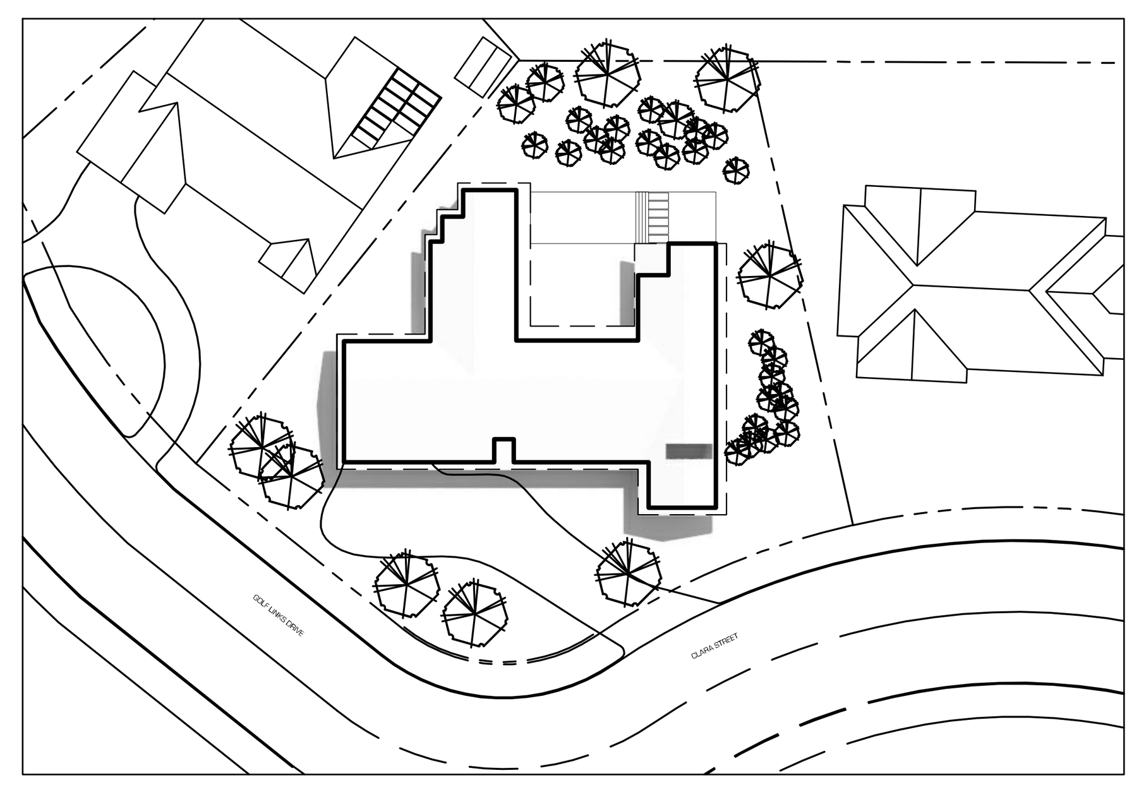

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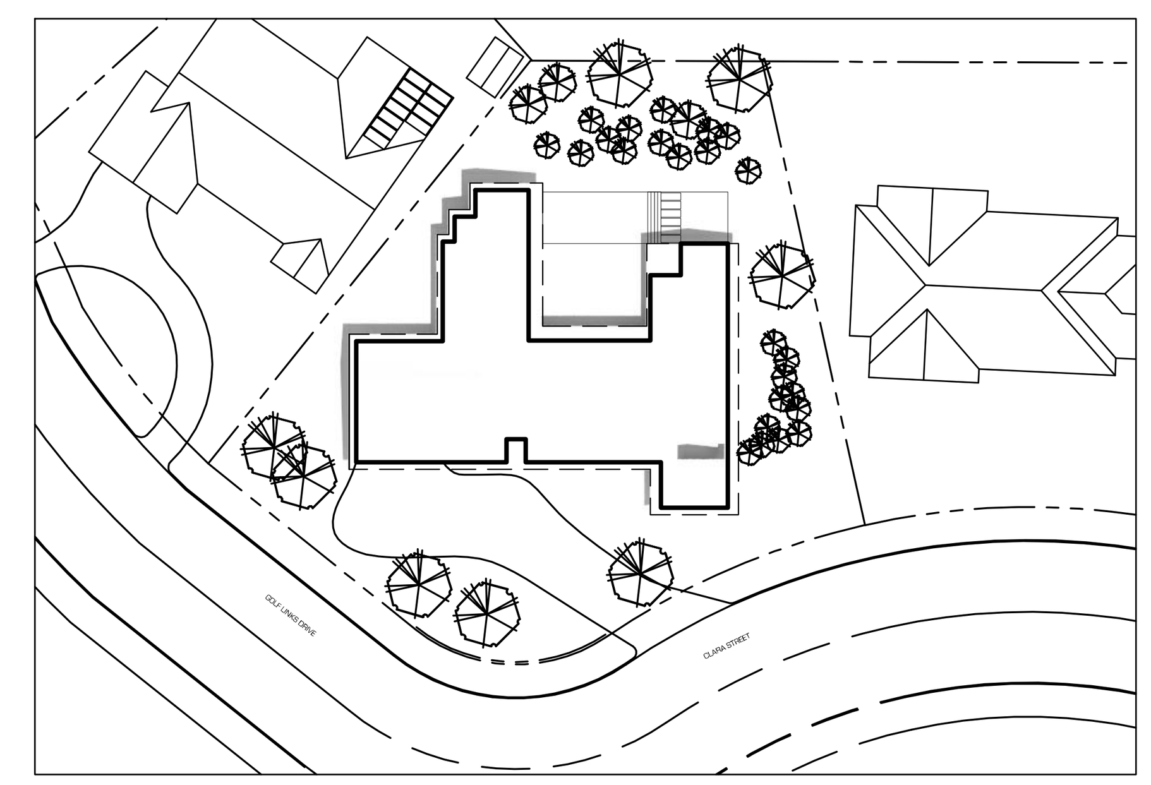

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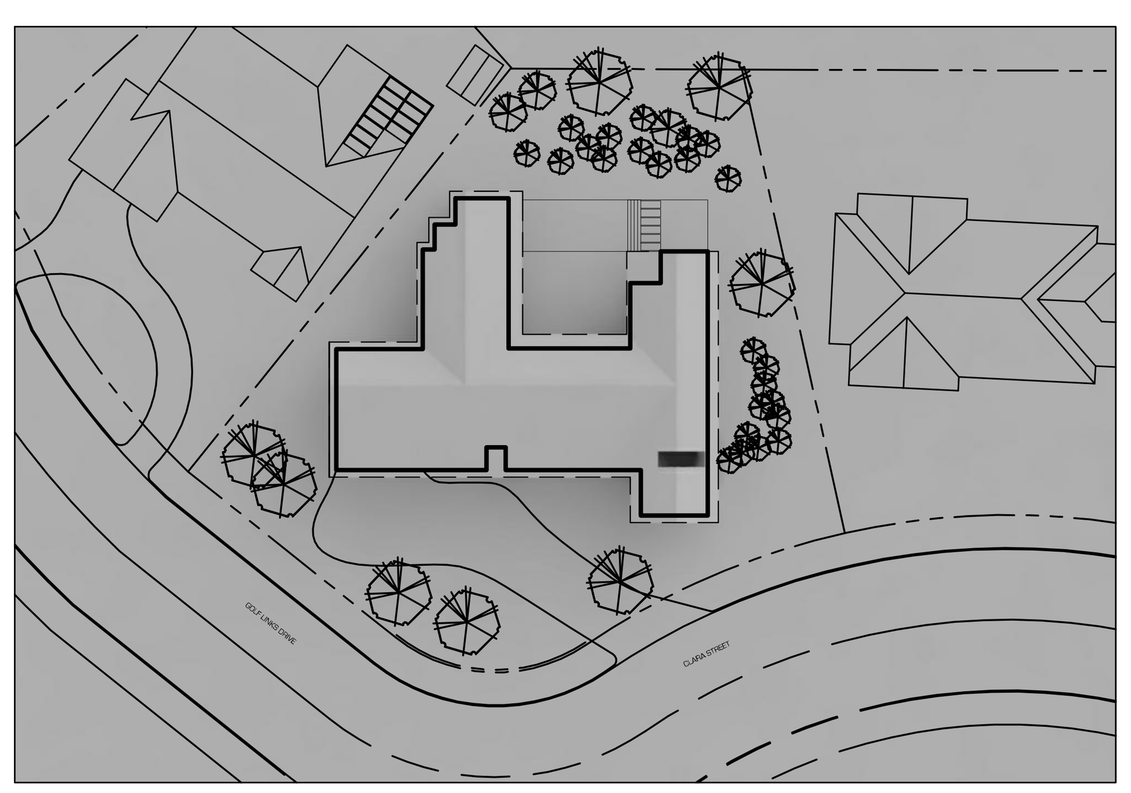

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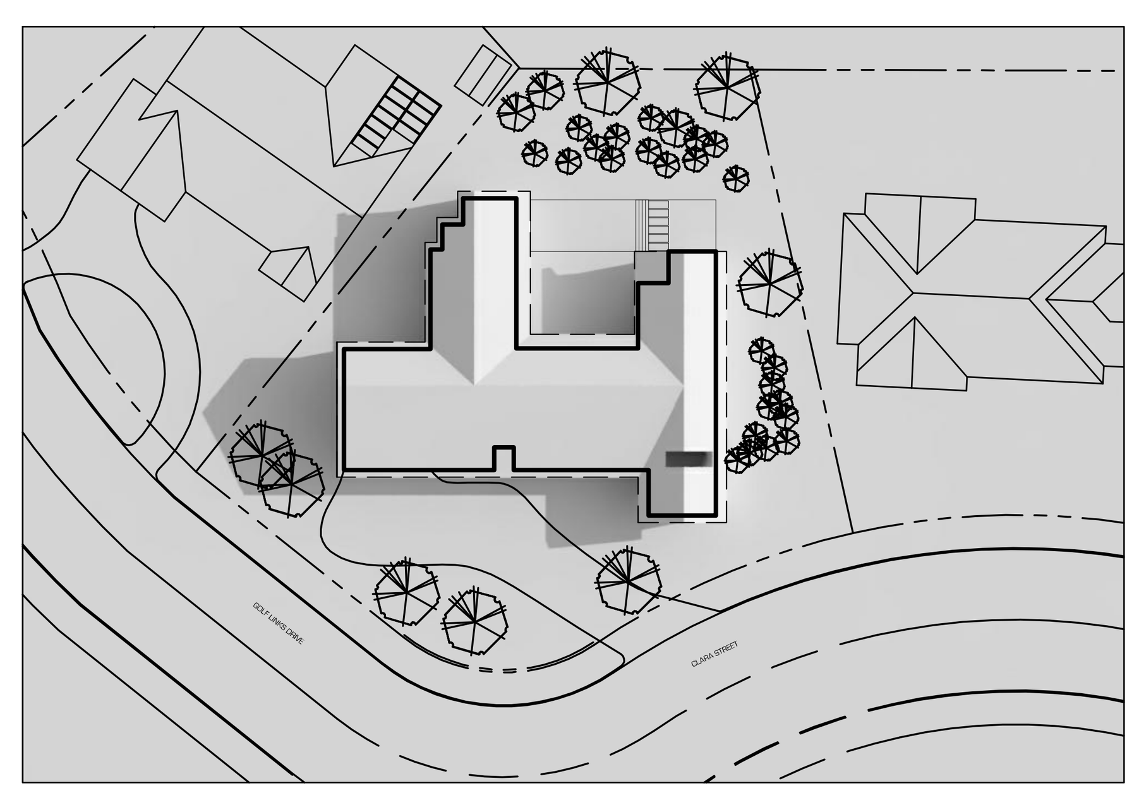

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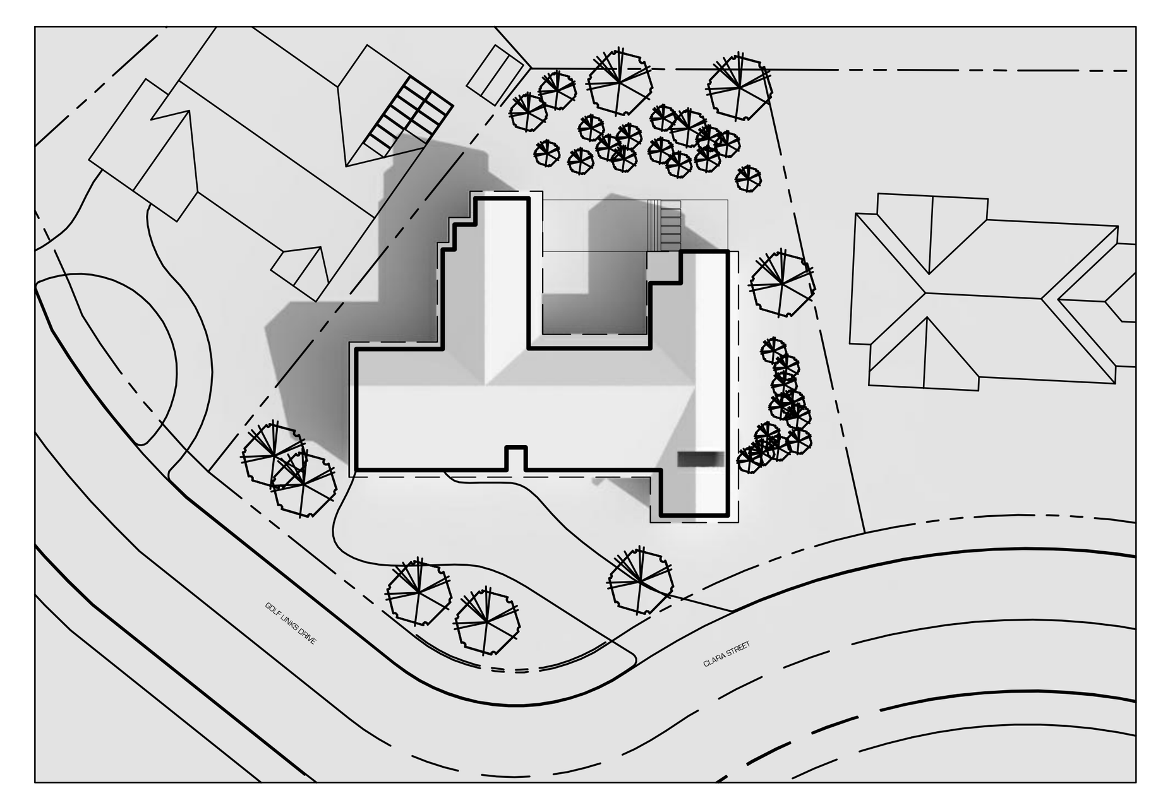

WINTER SOLSTICE 3:00 PM

01 SUN STUDY DIAGRAM
SCALE: N/A

ARCHITECT OF RECORD:

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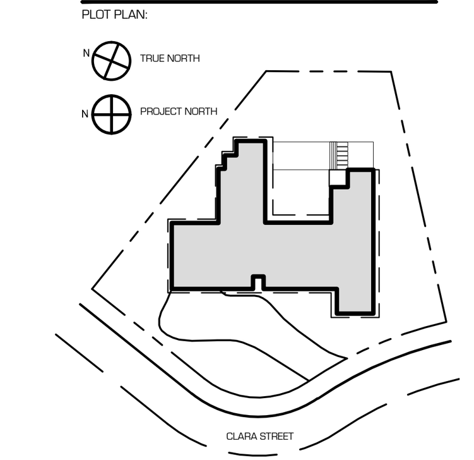
PLOT PLAN:



PROJECT:
Proposed New Construction of
FIELDS RESIDENCE
14810 CLARA STREET, LOS GATOS, CA

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4	07/17/20	PLANNING DEPARTMENT SUBMISSION REV #2

PROJECT:
FIELDS RESIDENCE
14810 CLARA STREET
LOS GATOS, CA

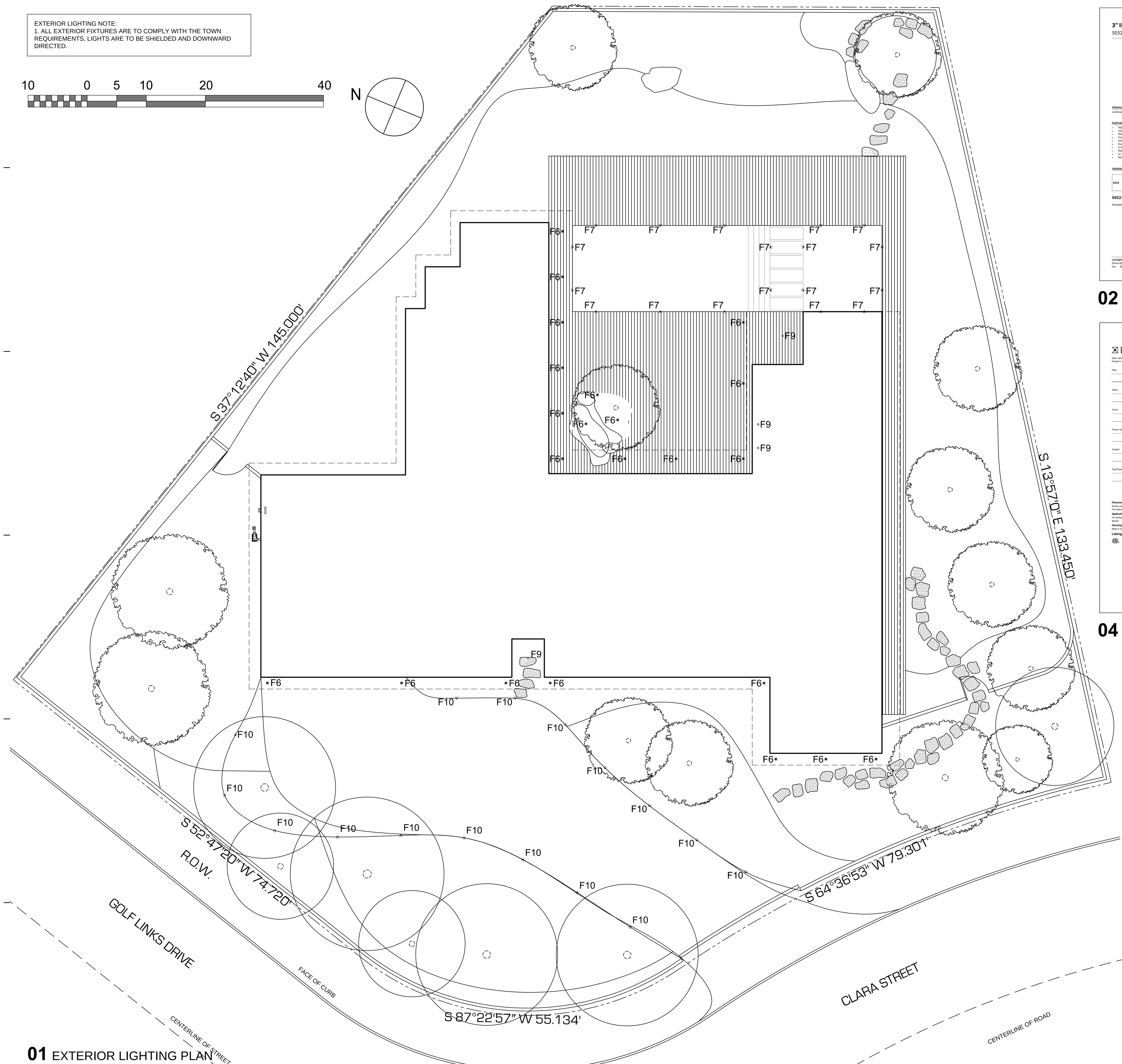
DRAWING TITLE:
SHADOW STUDY

DRAWING DETAILS:

SCALE:	
DATE:	07/17/2020
PROJECT No:	
FILE No:	
DRAWN BY:	KM
CHECKED BY:	SY
DWG No:	

G1.5

EXTERIOR LIGHTING NOTE:
1. ALL EXTERIOR FIXTURES ARE TO COMPLY WITH THE TOWN REQUIREMENTS, LIGHTS ARE TO BE SHIELDED AND DOWNWARD DIRECTED.



01 EXTERIOR LIGHTING PLAN
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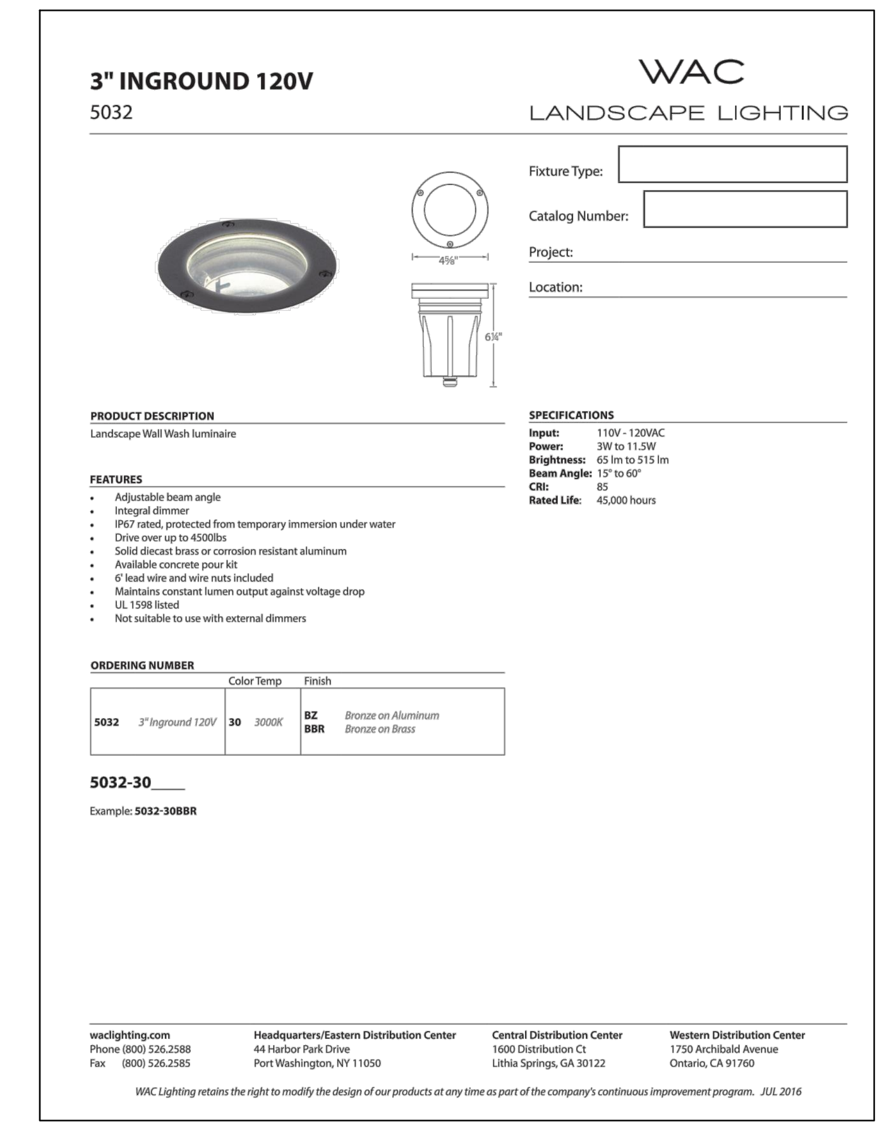
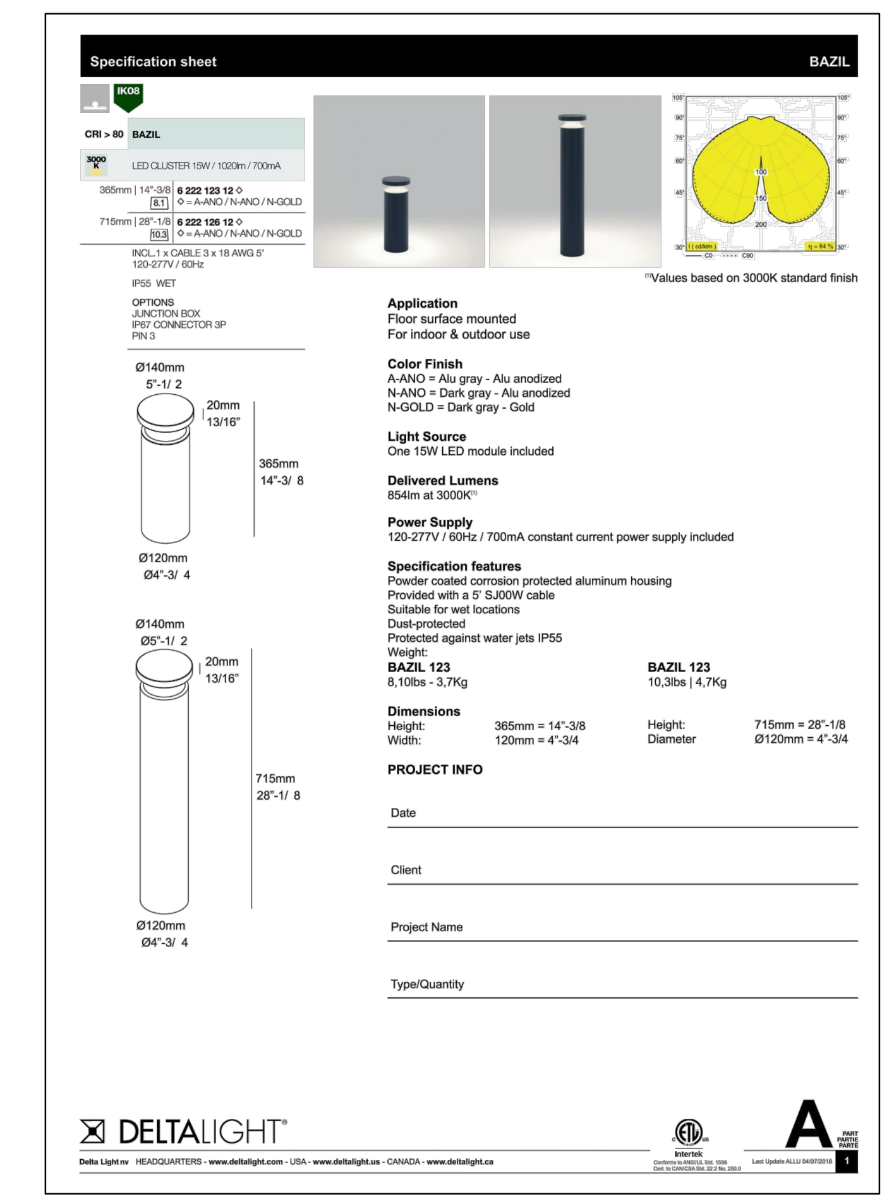


02 FIXTURE F-06 SPECIFICATION
SCALE: N/A

03 FIXTURE F-07 SPECIFICATION
SCALE: N/A

04 FIXTURE F-09 SPECIFICATION
SCALE: N/A



05 FIXTURE F-10 SPECIFICATION
SCALE: N/A

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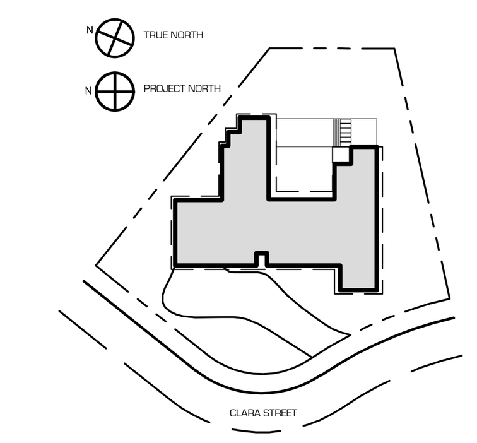
PLOT PLAN:



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PROJECT:

FIELDS RESIDENCE
14810 CLARA STREET
LOS GATOS, CA

DRAWING TITLE:

PROPOSED EXTERIOR LIGHTING

DRAWING DETAILS:

SCALE:	
DATE:	07/17/2020
PROJECT No:	
FILE No:	
DRAWN BY:	KM
CHECKED BY:	SY
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G1.6

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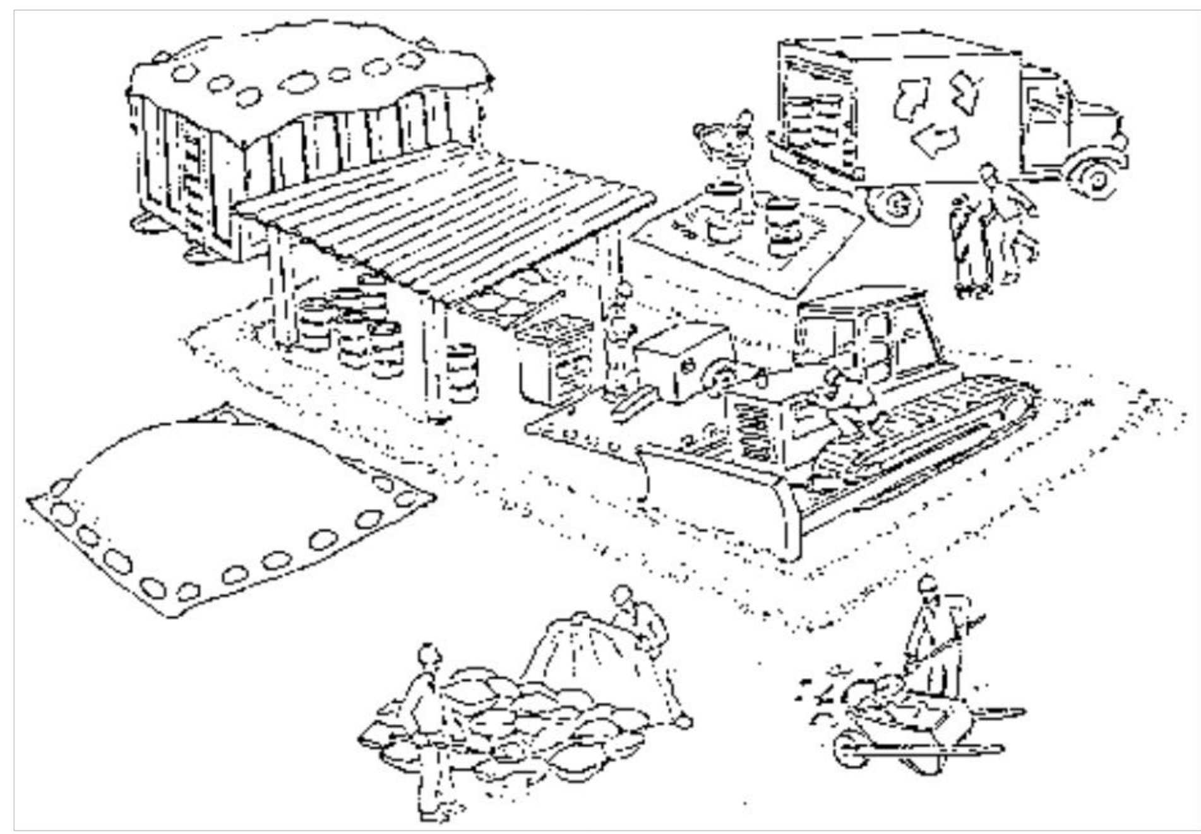
Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✔ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✔ Use (but don't overuse) reclaimed water for dust control as needed.
- ✔ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✔ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✔ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✔ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✔ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✔ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✔ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✔ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✔ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✔ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning

- ✔ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✔ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✔ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✔ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✔ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✔ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.

- ✔ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✔ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✔ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✔ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✔ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations

- ✔ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✔ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✔ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✔ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✔ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✔ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- ✔ Do not pave during wet weather or when rain is forecast.
- ✔ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✔ Place drip pans or absorbent material under paving equipment when not in use.
- ✔ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✔ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✔ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✔ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✔ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.

- ✔ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✔ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting

- ✔ Never rinse paint brushes or materials in a gutter or street!
- ✔ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✔ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✔ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

BASMAA Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

Storm drain polluters may be liable for fines of up to $10,000 per day!

01 BLUEPRINT FOR A CLEAN BAY
SCALE: N/A

ARCHITECT OF RECORD:
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POOL CONSULTANT:
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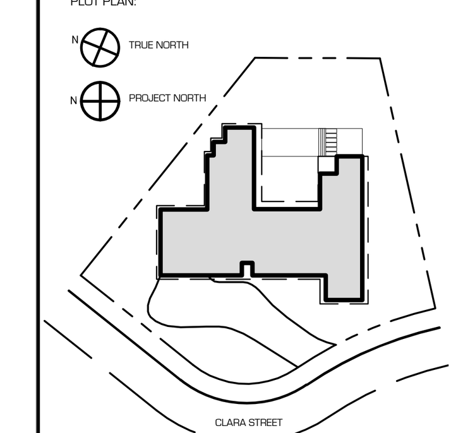
PLOT PLAN:



PROJECT:
Proposed New Construction of
FIELDS RESIDENCE
14810 CLARA STREET, LOS GATOS, CA

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS STAMPED AND SIGNED BY THE ARCHITECT OR ENGINEER OF RECORD

ISSUED FOR:
PLANNING DEPTARTMENT SUBMISSION

No:	Date:	ISSUE / Revision:
1	08/26/19	SD SIGNOFF SET
2	09/20/19	PLANNING DEPARTMENT SUBMISSION
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PROJECT:
FIELDS RESIDENCE
14810 CLARA STREET
LOS GATOS, CA

DRAWING TITLE:
BLUEPRINT FOR A CLEAN BAY

DRAWING DETAILS:
SCALE:
DATE: 07/17/2020
PROJECT No:
FILE No:
DRAWN BY: KM
CHECKED BY: SY
DWG No:
G1.7

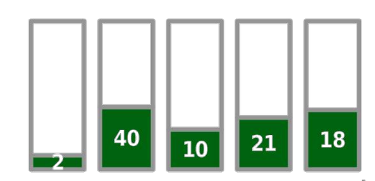
NOT TO SCALE IF SHEET SIZE IS NOT 24" X 36"

Single Family GreenPoint Checklist date: ________

Build It Green — Smart Solutions From The Ground Up

The GreenPoint Checklist is based on the various green features incorporated into the home and is the basis for the GreenPoint Rated program. A home can be considered green if it fulfills the prerequisites, earns at least 50 points, and meets the minimum points per category: Energy (30), Indoor Air Quality/Health (5), Resources (6), and Water (9). Please contact Build It Green for a list of qualified GreenPoint Raters if you are interested in pursuing third-party verification.

The green building practices listed below are described in the New Home Construction Green Building Guidelines, available at www.builditgreen.org.



FIELDS'S RESIDENCE

	Measure	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	A. SITE		Points Available Per Measure				
	1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees						
☒	a. Protect Topsoil from Erosion and Reuse after Construction	2	1				1
☐	b. Limit and Delineate Construction Footprint for Maximum Protection	0					1
☐	**2. Deconstruct Instead of Demolishing Existing Buildings On Site**	0				3	
	3. Recycle Job Site Construction Waste (Including Green Waste)						
☐	*a. Minimum 50% Waste Diversion by Weight (Recycling or Reuse) - Required*	0				R	
☐	b. Minimum 65% Diversion by Weight (Recycling or Reuse)	2				2	
☒	c. Minimum 80% Diversion by Weight (Recycling or Reuse)	2				2	
	4. Use Recycled Content Aggregate (Minimum 25%)						
☒	a. Walkway and Driveway	1				1	
☐	b. Roadway Base	0				1	
	Total Points Available in Site = 12	7					
	B. FOUN		Points Available Per Measure				
	1. Replace Portland Cement in Concrete with Recycled Flyash or Slag						
☐	a. Minimum 20% Flyash or Slag	0				1	
☐	b. Minimum 25% Flyash or Slag	0				1	
☐	**2. Use Frost-Protected Shallow Foundation in Cold Areas (C.E.C. Climate Zone 16)**	0				3	
☐	**3. Use Radon Resistant Construction (In At-Risk Locations Only)**	0			1		
	4. Design and Build Structural Pest Controls						
☒	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections by Metal or Plastic Fasteners/Dividers	1				1	
☒	b. All New Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation	1				1	
	Total Points Available in Foundation = 8	2					
	C. LANI		Points Available Per Measure				
	1. Construct Resource-Efficient Landscapes						
☒	a. No Invasive Species Listed by Cal-IPC Are Planted	1					1
☐	b. No Plant Species Will Require Hedging	0				1	
☐	c. 75% of Plants Are Drought-tolerant California Natives, Mediterranean, or Other Appropriate Species	0					3
☐	**2. Use Fire-Safe Landscaping Techniques**	0	1				
	3. Minimize Turf Areas in Landscape Installed by Builder						
☐	a. All Turf Will Have a Water Requirement Less than or Equal to Tall Fescue (≤0.8 plant factor)	0					2
☐	b. Turf Shall Not Be Installed on Slopes Exceeding 10% or in Areas Less than 8 Feet Wide	0					2
☐	c. Turf is ≤33% of Landscaped Area (total 2 points)	0					2
☐	d. Turf is ≤10% of Landscaped Area (total 4 points)	0					2
☒	**4. Plant Shade Trees**	3					3
☒	**5. Group Plants by Water Needs (Hydrozoning)**	2					2
	6. Install High-Efficiency Irrigation Systems						
☒	a. System Uses Only Low-Flow Drip, Bubblers, or Low-flow Sprinklers	2					2
☒	b. System Has Smart Controllers	3					3
☐	**7. Incorporate Two Inches of Compost in the Top 6 to 12 Inches of Soil**	0					3
☐	**8. Mulch All Planting Beds to the Greater of 2 Inches or Local Water Ordinance Requirement**	0					2
☐	**9. Use 50% Salvaged or Recycled-Content Materials for 50% of Non-Plant Landscape Elements**	0				1	
☒	**10. Reduce Light Pollution by Shielding Fixtures and/or Directing Light Downward**	1	1				
	Total Points Available in Landscaping = 31	12					
	D. STRU		Points Available Per Measure				
	1. Apply Optimal Value Engineering						
☒	a. Place Rafters and Studs at 24-Inch On Center Framing	1				1	
☐	b. Size Door and Window Headers for Load	0				1	
☐	c. Use Only Jack and Cripple Studs Required for Load	0				1	
	2. Use Engineered Lumber						
☒	a. Beams and Headers	1				1	
☐	b. Insulated Engineered Headers	0		1			
☒	c. Wood I-Joists or Web Trusses for Floors	1				1	
☐	d. Wood I-Joists for Roof Rafters	0				1	
☐	e. Engineered or Finger-Jointed Studs for Vertical Applications	0				1	
☐	f. Oriented Strand Board for Subfloor	0				1	
☐	g. Oriented Strand Board for Wall and Roof Sheathing	0				1	
	3. Use FSC-Certified Wood						
☐	a. Dimensional Lumber, Studs and Timber: Minimum 40%	2				2	
☒	b. Dimensional Lumber, Studs and Timber: Minimum 70%	2				2	
☐	c. Panel Products: Minimum 40%	0				1	
☐	d. Panel Products: Minimum 70%	0				1	
	4. Use Solid Wall Systems (Includes SIPs, ICFs, & Any Non-Stick Frame Assembly)						
☐	a. Floors	0		2		2	

FIELDS'S RESIDENCE

	Measure	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
☐	b. Walls	0		2		2	
☐	c. Roofs	0		2		2	
	5. Reduce Pollution Entering the Home from the Garage						
☐	a. Tightly Seal the Air Barrier between Garage and Living Area	0			1		
☐	b. Install Garage Exhaust Fan OR Build a Detached Garage	0			1		
☐	**6. Design Energy Heels on Trusses (75% of Attic Insulation Height at Outside Edge of Exterior Wall)**	0		1			
☐	**7. Design Roof Trusses to Accommodate Ductwork**	0		1			
☐	**8. Use Recycled-Content Steel Studs for 90% of Interior Wall Framing**	0				1	
☒	**9. Thermal Mass Walls: 5/8-Inch Drywall on All Interior Walls or Walls Weighing more than 40 lb/cu.ft.**	1		1			
	10. Install Overhangs and Gutters						
☐	a. Minimum 16-Inch Overhangs and Gutters	1				1	
☒	b. Minimum 24-Inch Overhangs and Gutters	1		1			
	Total Points Available in Structural Building Frame and Envelope = 36	10					
	E. EXTE		Points Available Per Measure				
☒	**1. Use Recycled-Content (No Virgin Plastic) or FSC-Certified Wood Decking**	2				2	
☒	**2. Install a Rain Screen Wall System**	2				2	
☐	**3. Use Durable and Noncombustible Siding Materials**	0				1	
☒	**4. Select Durable and Noncombustible Roofing Materials**	2				2	
	Total Points Available in Exterior Finish = 7	6					
	F. INSUI		Points Available Per Measure				
	1. Install Insulation with 75% Recycled Content						
☐	a. Walls and/or Floors	0				1	
☐	b. Ceilings	0				1	
	2. Install Insulation that is Low-Emitting (Certified Section 01350)						
☐	a. Walls and/or Floors	0			1		
☐	b. Ceilings	0			1		
☒	**3. Inspect Quality of Insulation Installation before Applying Drywall**	1		1			
	Total Points Available in Insulation = 5	1					
	G. PLUM		Points Available Per Measure				
	1. Distribute Domestic Hot Water Efficiently (Maximum 7 Points)						
☒	a. Insulate Hot Water Pipes from Water Heater to Kitchen	2		1			1
☒	b. Insulate All Hot Water Pipes	2		1			1
☐	c. Use Engineered Parallel Piping	0					1
☐	d. Use Engineered Parallel Piping with Demand Controlled Circulation Loop	0					1
☐	e. Use Structured Plumbing with Demand Controlled Circulation Loop	0		1			2
☐	f. Use Central Core Plumbing	0		1		1	2
☒	**2. Install Only High Efficiency Toilets (Dual-Flush or ≤1.28 gpf)**	4					4
	Total Points Available in Plumbing = Total 12	8					
	H. HEAT		Points Available Per Measure				
☐	**1. Design and Install HVAC System to ACCA Manual J, D, and S Recommendations**	0		4			
	2. Install Sealed Combustion Units						
☒	a. Furnaces	2			2		
☒	b. Water Heaters	2			2		
☐	**3. Install Zoned, Hydronic Radiant Heating with Slab Edge Insulation**	0		1	1		
☐	**4. Install High Efficiency Air Conditioning with Environmentally Responsible Refrigerants**	0	1				
	5. Design and Install Effective Ductwork						
☐	a. Install HVAC Unit and Ductwork within Conditioned Space	0		3			
☒	b. Use Duct Mastic on All Duct Joints and Seams	1		1			
☐	c. Install Ductwork under Attic Insulation (Buried Ducts)	0		1			
☒	d. Pressure Balance the Ductwork System	1		1			
☐	e. Protect Ducts during Construction and Clean All Ducts before Occupancy	0		1			
☒	**6. Install High Efficiency HVAC Filter (MERV 6+)**	1			1		
☒	**7. Don't Install Fireplace or Install Sealed Gas Fireplaces with Efficiency Rating Not Less Than 60% using CSA Standards**	1			1		
	8. Install Effective Exhaust Systems in Bathrooms and Kitchens						
☒	a. Install ENERGY STAR Bathroom Fans Vented to the Outside	1			1		
☐	b. All Bathroom Fans Are on Timer or Humidistat	0			1		
☐	c. Install Kitchen Range Hood Vented to the Outside	0			1		
	9. Install Mechanical Ventilation System for Cooling (Maximum 4 Points)						
☐	a. Install ENERGY STAR Ceiling Fans & Light Kits in Living Areas & Bedrooms	0		1			
☐	b. Install Whole House Fan with Variable Speeds	0		1			
☐	c. Automatically Controlled Integrated System	0		2			
☐	d. Automatically Controlled Integrated System with Variable Speed Control	0		3			
	10. Install Mechanical Fresh Air Ventilation System (Maximum 3 Points)						
☒	a. Any Whole House Ventilation System That Meets ASHRAE 62.2	2			2		
☐	b. install Air-to-Air Heat Exchanger that meets ASHRAE 62.2	0		1	2		
☒	**11. Install Carbon Monoxide Alarm(s)**	1			1		
	Total Points Available in Heating, Ventilation and Air Conditioning = 30	12					
	I. RENE		Points Available Per Measure				
☐	**1. Pre-Plumb for Solar Hot Water Heating**	0		4			
☐	**2. Install Solar Water Heating System**	0		10			
☐	**3. Install Wiring Conduit for Future Photovoltaic Installation & Provide 200 ft² of South-Facing Roof**	0		2			
	4. Install Photovoltaic (PV) Panels						
☐	a. 30% of electric needs OR 1.2 kW (total 6 points)	0		6			

FIELDS'S RESIDENCE

	Measure	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
☐	b. 60% of electric needs OR 2.4kW (total 12 points)	0		6			
☐	c. 90% of electric need OR 3.6 kW (total 18 points)	0		6			
	Total Available Points in Renewable Energy = 28	0					
	J. BUILI		Points Available Per Measure				
	1. Diagnostic Evaluations						
☐	a. House Passes Blower Door Test	0		1			
☐	b. House Passes Combustion Safety Backdraft Test	0			1		
15%	**2. Design and Build High Performance Homes - % above Title 24 - minimum 15% *Required***	30		≥30			
☐	**3. House Obtains ENERGY STAR with Indoor Air Package Certification - *Pilot Measure* (Total 45 points; read comment)**	0			5	2	
	Total Available Points in Building Performance = 39	30					
	K. FINIS		Points Available Per Measure				
☐	**1. Design Entryways to Reduce Tracked in Contaminants**	0			1		
	2. Use Low-VOC or Zero-VOC Paint (Maximum 3 Points)						
☐	a. Low-VOC Interior Wall/Ceiling Paints (<50 gpl VOCs (Flat) and <150 gpl VOCs (Non-Flat))	0			1		
☐	b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs (Flat))	0			3		
☐	**3. Use Low VOC, Water-Based Wood Finishes (<250 gpl VOCs)**	0			2		
☐	**4. Use Low-VOC Caulk and Construction Adhesives (<70 gpl VOCs) for All Adhesives**	0			2		
☐	**5. Use Recycled-Content Paint**	0				1	
	6. Use Environmentally Preferable Materials for Interior Finish: A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content or E) Finger-Jointed						
☐	a. Cabinets (50% Minimum)	0				1	
☐	b. Interior Trim (50% Minimum)	0				1	
☐	c. Shelving (50% Minimum)	0				1	
☐	d. Doors (50% Minimum)	0				1	
☐	e. Countertops (50% Minimum)	0				1	
	7. Reduce Formaldehyde in Interior Finish (CA Section 01350)						
☐	a. Subfloor & Stair Treads (50% Minimum)	0			1		
☐	b. Cabinets & Countertops (50% Minimum)	0			1		
☐	c. Interior Trim (50% Minimum)	0			1		
☐	d. Shelving (50% Minimum)	0			1		
☐	**8. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb**	0			3		
	Total Available Points in Finishes = 21	0					
	L. FLOC		Points Available Per Measure				
	1. Use Environmentally Preferable Flooring: A) FSC-Certified Wood, B) Reclaimed or Refinished, C) Rapidly Renewable, D) Recycled-Content, E) Exposed Concrete. *Flooring Adhesives Must Have <50 gpl VOCs.*						
☐	a. Minimum 15% of Floor Area	0				1	
☐	b. Minimum 30% of Floor Area	0				1	
☐	c. Minimum 50% of Floor Area	0				1	
☐	d. Minimum 75% of Floor Area	0				1	
☐	**2. Thermal Mass Floors: Floor Covering Other than Carpet on 50% or More of Concrete Floors**	0		1			
☐	**3. Flooring Meets Section 01350 or CRI Green Label Plus Requirements (50% Minimum)**	0			2		
	Total Available Points in Flooring = 7	0					
	M. APPLIANCES AND LIGHTING		Points Available Per Measure				
	1. Install Water and Energy Efficient Dishwasher						
☒	a. ENERGY STAR (total 1 point)	1		1			
☐	b. Dishwasher Uses No More than 6.5 Gallons/Cycle (total 2 points)	0					1
	2. Install ENERGY STAR Clothes Washing Machine with Water Factor of 6 or Less						
☐	a. Meets Energy Star and CEE Tier 2 requirements (modified energy factor 2.0, Water Factor 6.0) (total 3 points)	0		1			2
☐	b. Meets Energy Star and CEE Tier 3 requirements (modified energy factor 2.2, Water Factor 4.5 or less) (total 5 points)	0					2
	3. Install ENERGY STAR Refrigerator						
☐	a. ENERGY STAR Qualified & < 25 Cubic Feet Capacity	1		1			
☒	b. ENERGY STAR Qualified & < 20 Cubic Feet Capacity	1		1			
	4. Install Built-In Recycling Center	0					
☐	a. Built-In Recycling Center	0				2	
☐	b. Built-In Composting Center	0				1	
	Total Available Points in Appliances and Lighting = 12	3					
	N. OTHER		Points Available Per Measure				
☒	**1. Incorporate GreenPoint Rated Checklist in Blueprints - *Required***	0				R	
☐	**2. Develop Homeowner Manual of Green Features/Benefits**	0		1	1		1
	3. Community Design Measures & Local Priorities: See the Community Planning & Design section in Chapter 4 of the New Home Guidelines for measures. Maximum of 20 points for suggested measures. Local requirements may also be listed here.						
☐	Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0	0	0
☐	Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0	0	0
☐	Enter description here, and enter points available for measure in appropriate categories to the right.	0	0		0	0	0
☐	Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0	0	0
	4. Innovation: List innovative measures that meet the green building objectives of the Guidelines. Enter up to a maximum combined total of 20 pts. See Innovation Checklist for suggested measures, using the link to the right.		Build It Green Checklists and Guide				
☐	Innovation in **Community**: Enter description here, and enter points available for measure in appropriate categories to the	0	0	0	0	0	0
☐	Innovation in **Energy**: Enter description here, and enter points available for measure in appropriate categories to the right	0	0	0	0	0	0

FIELDS'S RESIDENCE

	Measure	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
☐	Innovation in **IAQ/Health**: Enter description here, and enter points available for measure in appropriate categories to the	0	0	0	0	0	0
☐	Innovation in **Resources**: Enter description here, and enter points available for measure in appropriate categories to the r	0	0	0	0	0	0
☐	Innovation in **Water**: Enter description here, and enter points available for measure in appropriate categories to the right.	0	0	0	0	0	0
	Total Available Points in Other = 43	0					
	Summary						
	Total Available Points in Specific Categories*		4+	96+	42+	66+	43+
	Minimum Points Required in Specific Categories		0	30	5	6	9
	Total Points Achieved	**91**	**2**	**40**	**10**	**21**	**18**

Project has not yet met the following recommended minimum requirements:

- Total Project Score of At Least 50 Points

01 GREENPOINT CHECKLIST

SCALE: N/A

ARCHITECT OF RECORD:

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POOL CONSULTANT:
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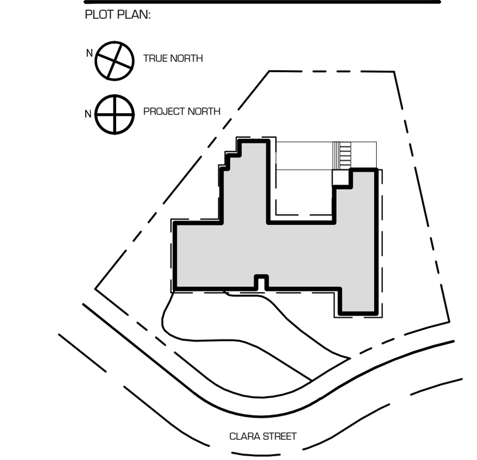
PLOT PLAN:



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ISSUED FOR:

PLANNING DEPTARTMENT SUBMISSION

No:	Date:	ISSUE / Revision:
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PROJECT:

FIELDS RESIDENCE
14810 CLARA STREET
LOS GATOS, CA

DRAWING TITLE:

GREENPOINT CHECKLIST

DRAWING DETAILS:

SCALE:
DATE: 07/17/2020
PROJECT No:
FILE No:
DRAWN BY: KM
CHECKED BY: SY
DWG No:

G1.8

NOT TO SCALE IF SHEET SIZE IS NOT 24" X 36"

STORY POLE PLAN NOTES:

1. THE HEIGHT POLES AND NETTING SHALL BE INSTALLED PRIOR TO THE NEIGHBORHOOD NOTIFICATION PROCESS AND SHALL REMAIN IN PLACE UNTIL THE PROJECT HAS BEEN ACTED UPON AND THE APPEAL PERIOD HAS ENDED. IF THE PROJECT IS APPEALED, THE HEIGHT POLES AND NETTING SHALL REMAIN UNTIL FINAL ACTION IS TAKEN. IF FINAL CONSIDERATION OF THE PROJECT IS SUBSTANTIALLY DELAYED OR THE PROJECT IS SUBSTANTIALLY MODIFIED, STAFF MAY DIRECT REMOVAL OR MODIFICATION OF THE STORY POLES.

2. PUBLIC NOTICES WILL NOT BE MAILED AND/OR APPLICATION(S) SHALL NOT BE ADVERTISED UNTIL A STORY POLE PLAN HAS BEEN APPROVED BY THE PROJECT PLANNER, THE HEIGHT POLES AND NETTING HAVE BEEN INSTALLED, AND PHOTOGRAPHS HAVE BEEN SUBMITTED TO THE PROJECT PLANNER, AS REQUIRED IN SECTION II.A.

3.PURSUANT TO SECTION 29.10.1005 OF THE TREE PROTECTION ORDINANCE, THE ATTACHMENT OF WIRES, SIGNS, OR ROPES TO ANY PROTECTED TREE IS PROHIBITED. TREES MAY NOT BE "FLAGGED" OR USED AS A SUBSTITUTE FOR THE ERECTION OF STORY POLES.

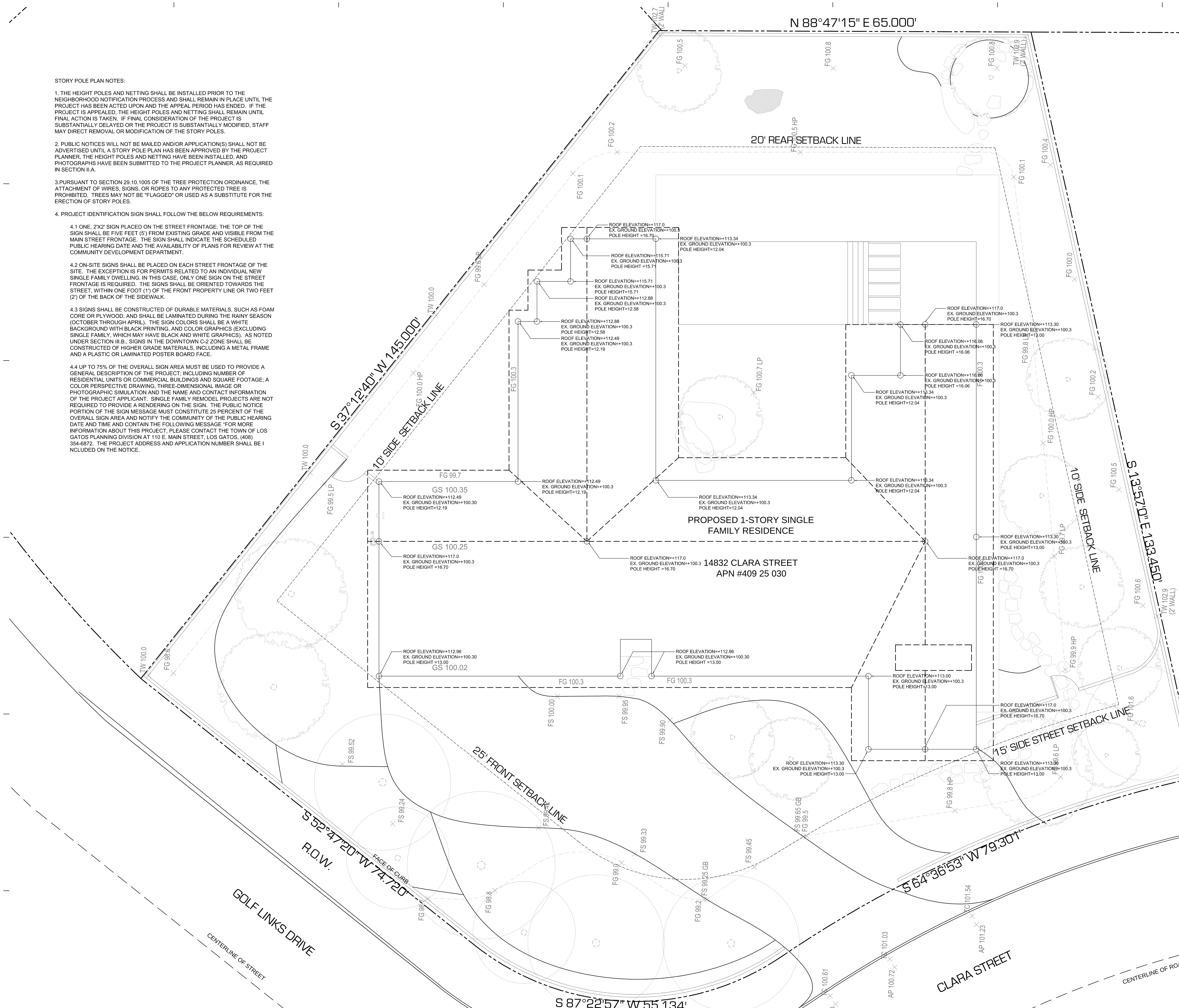
4. PROJECT IDENTIFICATION SIGN SHALL FOLLOW THE BELOW REQUIREMENTS:

4.1 ONE, 2'X2' SIGN PLACED ON THE STREET FRONTAGE. THE TOP OF THE SIGN SHALL BE FIVE FEET (5') FROM EXISTING GRADE AND VISIBLE FROM THE MAIN STREET FRONTAGE. THE SIGN SHALL INDICATE THE SCHEDULED PUBLIC HEARING DATE AND THE AVAILABILITY OF PLANS FOR REVIEW AT THE COMMUNITY DEVELOPMENT DEPARTMENT.

4.2 ON-SITE SIGNS SHALL BE PLACED ON EACH STREET FRONTAGE OF THE SITE. THE EXCEPTION IS FOR PERMITS RELATED TO AN INDIVIDUAL NEW SINGLE FAMILY DWELLING. IN THIS CASE, ONLY ONE SIGN ON THE STREET FRONTAGE IS REQUIRED. THE SIGNS SHALL BE ORIENTED TOWARDS THE STREET, WITHIN ONE FOOT (1') OF THE FRONT PROPERTY LINE OR TWO FEET (2') OF THE BACK OF THE SIDEWALK.

4.3 SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, SUCH AS FOAM CORE OR PLYWOOD, AND SHALL BE LAMINATED DURING THE RAINY SEASON (OCTOBER THROUGH APRIL). THE SIGN COLORS SHALL BE A WHITE BACKGROUND WITH BLACK PRINTING, AND COLOR GRAPHICS (EXCLUDING SINGLE FAMILY, WHICH MAY HAVE BLACK AND WHITE GRAPHICS). AS NOTED UNDER SECTION III.B., SIGNS IN THE DOWNTOWN C-2 ZONE SHALL BE CONSTRUCTED OF HIGHER GRADE MATERIALS, INCLUDING A METAL FRAME AND A PLASTIC OR LAMINATED POSTER BOARD FACE.

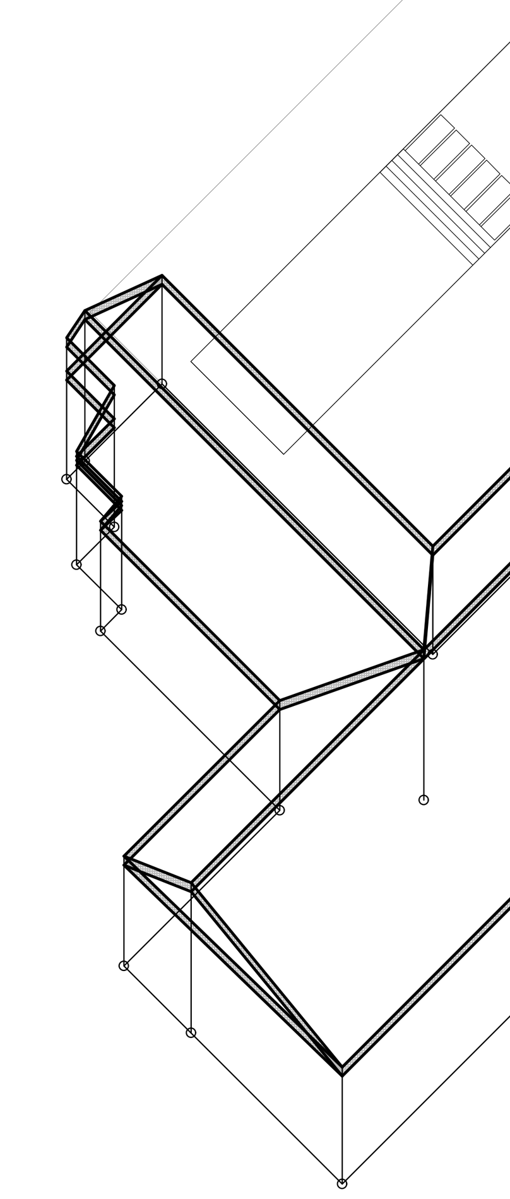
4.4 UP TO 75% OF THE OVERALL SIGN AREA MUST BE USED TO PROVIDE A GENERAL DESCRIPTION OF THE PROJECT; INCLUDING NUMBER OF RESIDENTIAL UNITS OR COMMERCIAL BUILDINGS AND SQUARE FOOTAGE; A COLOR PERSPECTIVE DRAWING, THREE-DIMENSIONAL IMAGE OR PHOTOGRAPHIC SIMULATION AND THE NAME AND CONTACT INFORMATION OF THE PROJECT APPLICANT. SINGLE FAMILY REMODEL PROJECTS ARE NOT REQUIRED TO PROVIDE A RENDERING ON THE SIGN. THE PUBLIC NOTICE PORTION OF THE SIGN MESSAGE MUST CONSTITUTE 25 PERCENT OF THE OVERALL SIGN AREA AND NOTIFY THE COMMUNITY OF THE PUBLIC HEARING DATE AND TIME AND CONTAIN THE FOLLOWING MESSAGE “FOR MORE INFORMATION ABOUT THIS PROJECT, PLEASE CONTACT THE TOWN OF LOS GATOS PLANNING DIVISION AT 110 E. MAIN STREET, LOS GATOS, (408) 354-6872. THE PROJECT ADDRESS AND APPLICATION NUMBER SHALL BE I NCLUDED ON THE NOTICE.



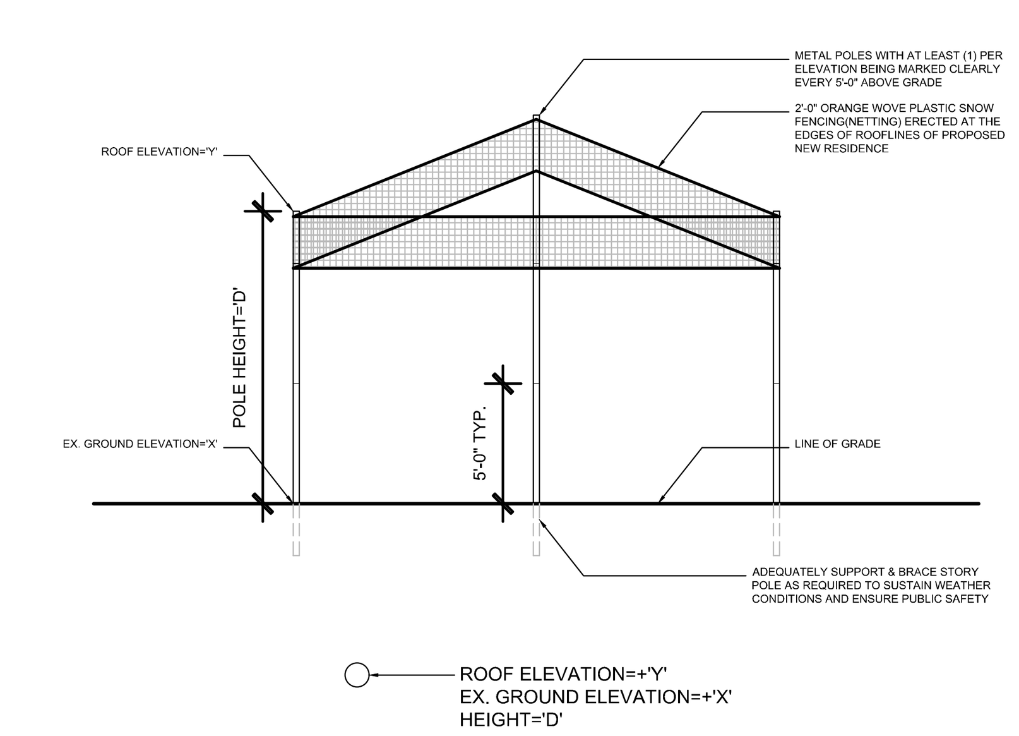
01 STORYPOLEPLAN

SCALE: 1/8"=1'-0"

STORY POLE DIAGRAM:



STORY POLE PLAN DETAILS:



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www.raadstudio.com

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COLEMAN NG, P.E. / E: coleman@romigengineers.com / D: 650 591 5224 x227

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gkelsey@aegisfire.com

AV + SHADE CONSULTANT

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T: –
sg.screensolutions@gmail.com

POOL CONSULTANT:

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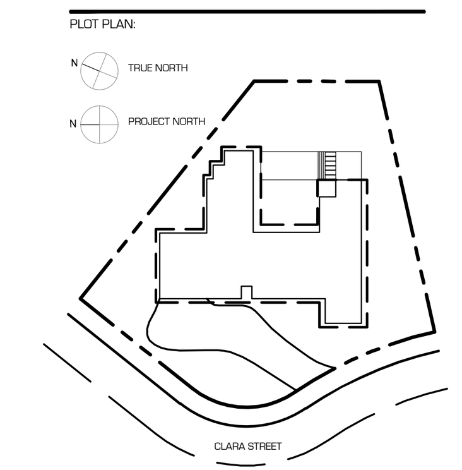
T: –
F: –

PLOT PLAN:



PROJECT:

Proposed New Construction of

FIELDS RESIDENCE

14810 CLARA STREET, LOS GATOS, CA

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No:	Date:	ISSUE / Revision:
1	08/26/19	SD SIGNOFF SET
2	09/20/19	PLANNING DEPARTMENT SUBMISSION
3	10/24/19	STORY POLE PLAN

PROJECT:

FIELDS RESIDENCE
14810 CLARA STREET
LOS GATOS, CA

DRAWING TITLE:

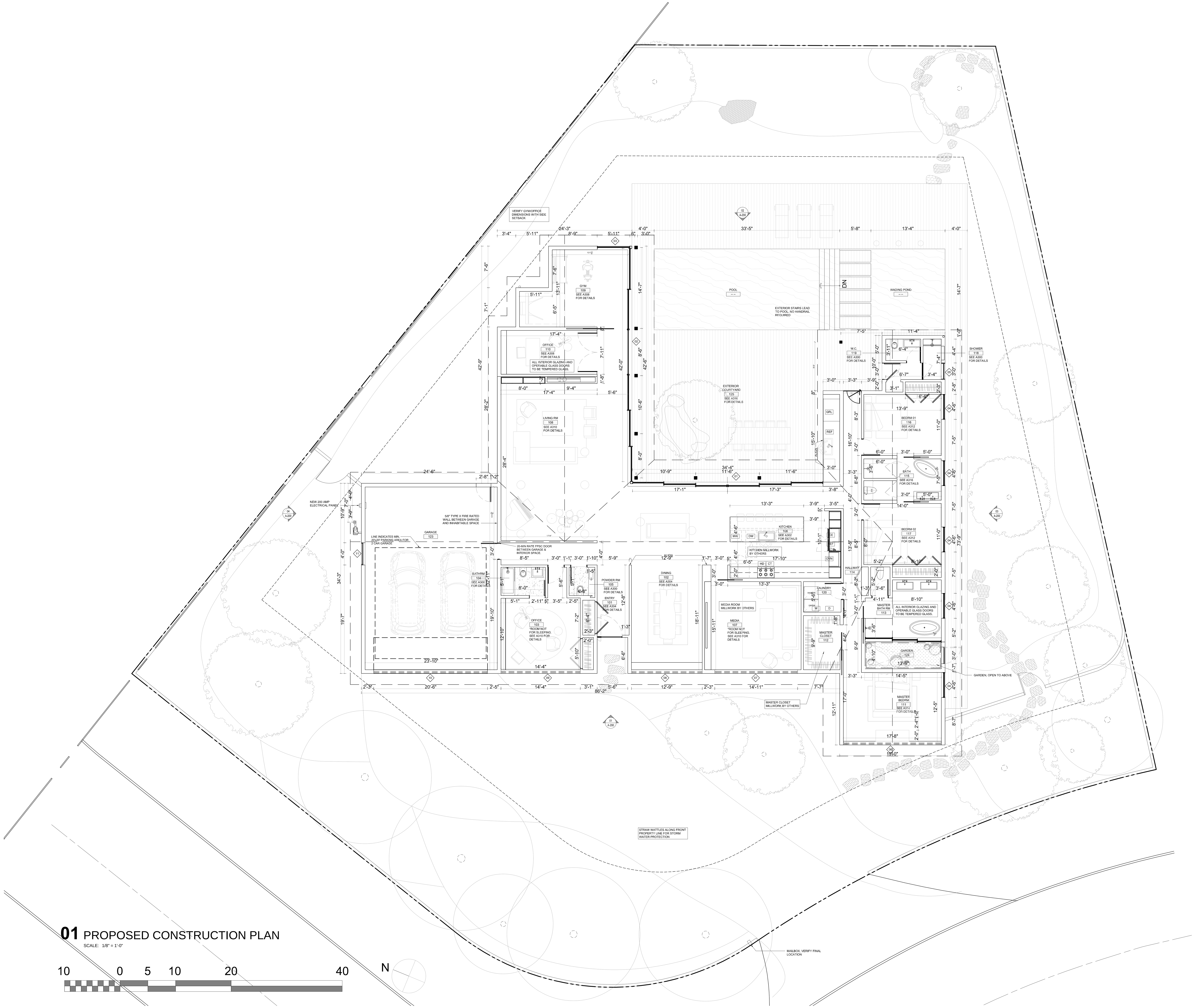
STORY POLE PLAN

DRAWING DETAILS:

SCALE:
DATE: 09/20/2019
PROJECT No:
FILE No:
DRAWN BY: KM
CHECKED BY:
DWG No:

G1.9

NOT TO SCALE IF SHEET SIZE IS NOT 24" X 36"



01 PROPOSED CONSTRUCTION PLAN

SCALE: 1/8" = 1'-0"

10 0 5 10 20 40

ARCHITECT OF RECORD:

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POOL CONSULTANT:

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T: –
F: –

PLOT PLAN:

TRUE NORTH
PROJECT NORTH
CLARA STREET

ROOM NAME / ROOM TAG
FINISHES
C: CEILING
W: WALL
F: FLOOR
B: BASE
ELEVATION TAG
SECTION TAG
DETAIL TAG
DOOR TAG
WINDOW TAG
PARTITION TAG
APPLIANCE TAG
NEW WALLS

PROJECT:

Proposed New Construction of
FIELDS RESIDENCE
14810 CLARA STREET, LOS GATOS, CA

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2	09/20/19	PLANNING DEPARTMENT SUBMISSION
3	12/06/19	PLANNING DEPARTMENT SUBMISSION REV #1
4	07/17/20	PLANNING DEPARTMENT SUBMISSION REV #2

PROJECT:

FIELDS RESIDENCE
14810 CLARA STREET
LOS GATOS, CA

DRAWING TITLE:

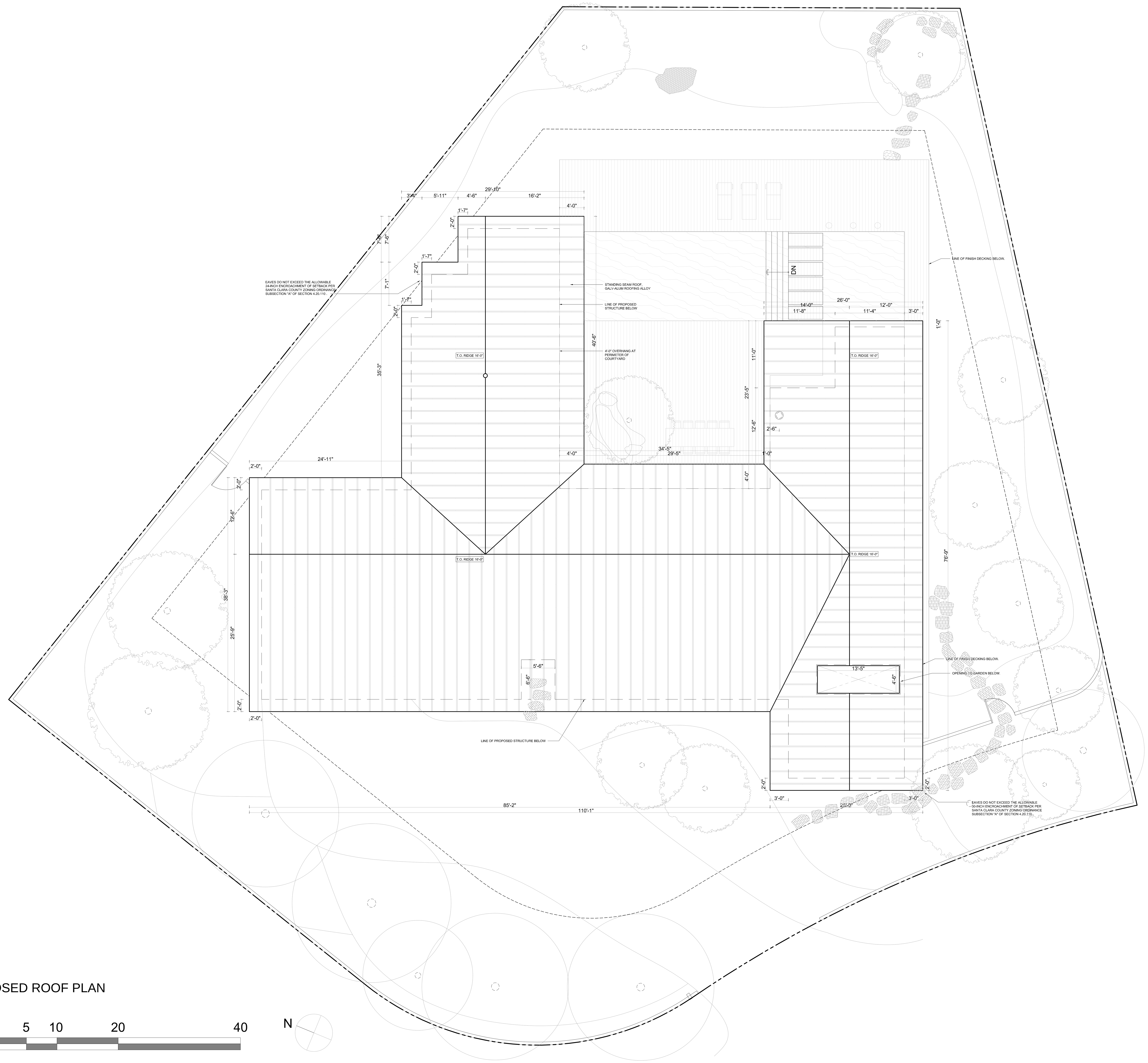
PROPOSED CONSTRUCTION PLAN

DRAWING DETAILS:

SCALE:
DATE: 07/17/2020
PROJECT No:
FILE No:
DRAWN BY: KM
CHECKED BY: SY
DWG No:

A1.0

NOT TO SCALE IF SHEET SIZE IS NOT 24" X 36"



01 PROPOSED ROOF PLAN

SCALE: 1/8" = 1'-0"

ARCHITECT OF RECORD:
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sg.screensolutions@gmail.com

POOL CONSULTANT:
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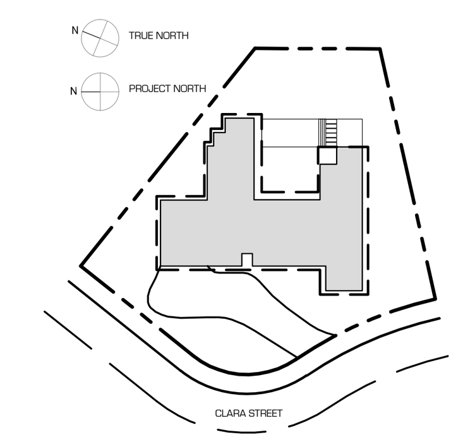
T: –
F: –

PLOT PLAN:



ROOM NAME 1000 P2 P4 T1	ROOM TAG
	FINISHES C: CEILING W: WALL F: FLOOR B: BASE
01 A-200	ELEVATION TAG
01 A-300	SECTION TAG
01 A-400	DETAIL TAG
1219B	DOOR TAG
01	WINDOW TAG
A1	PARTITION TAG
OVN	APPLIANCE TAG
	NEW WALLS

PROJECT:
Proposed New Construction of
FIELDS RESIDENCE
14810 CLARA STREET, LOS GATOS, CA

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4	07/17/20	PLANNING DEPARTMENT SUBMISSION REV #2

PROJECT:
FIELDS RESIDENCE
14810 CLARA STREET
LOS GATOS, CA

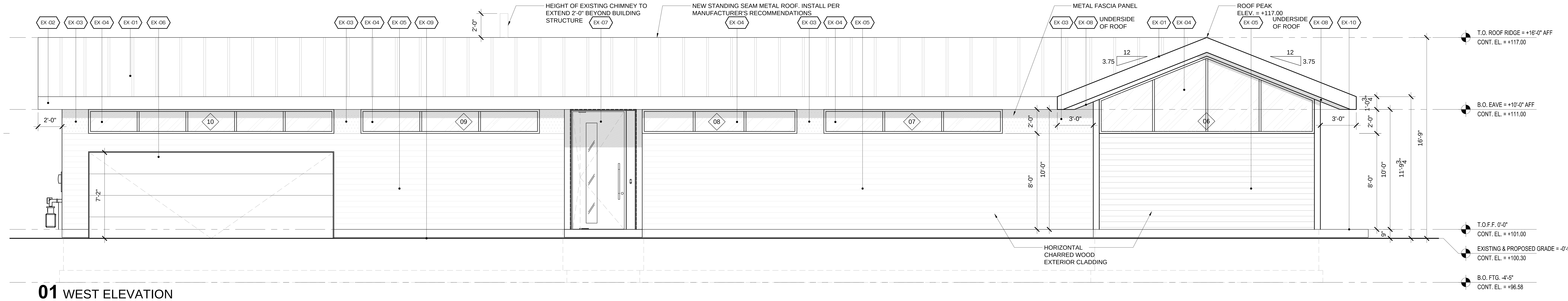
DRAWING TITLE:
PROPOSED ROOF PLAN

DRAWING DETAILS:

SCALE:	
DATE:	07/17/2020
PROJECT No:	
FILE No:	
DRAWN BY:	KM
CHECKED BY:	SY
DWG No:	

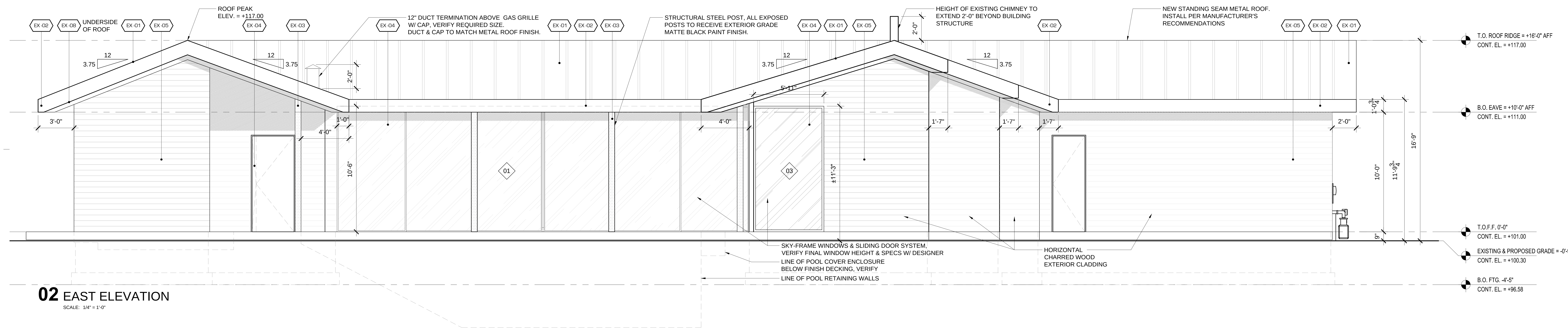
A-1.1

NOT TO SCALE IF SHEET SIZE IS NOT 24" X 36"



01 WEST ELEVATION

SCALE: 1/4" = 1'-0"



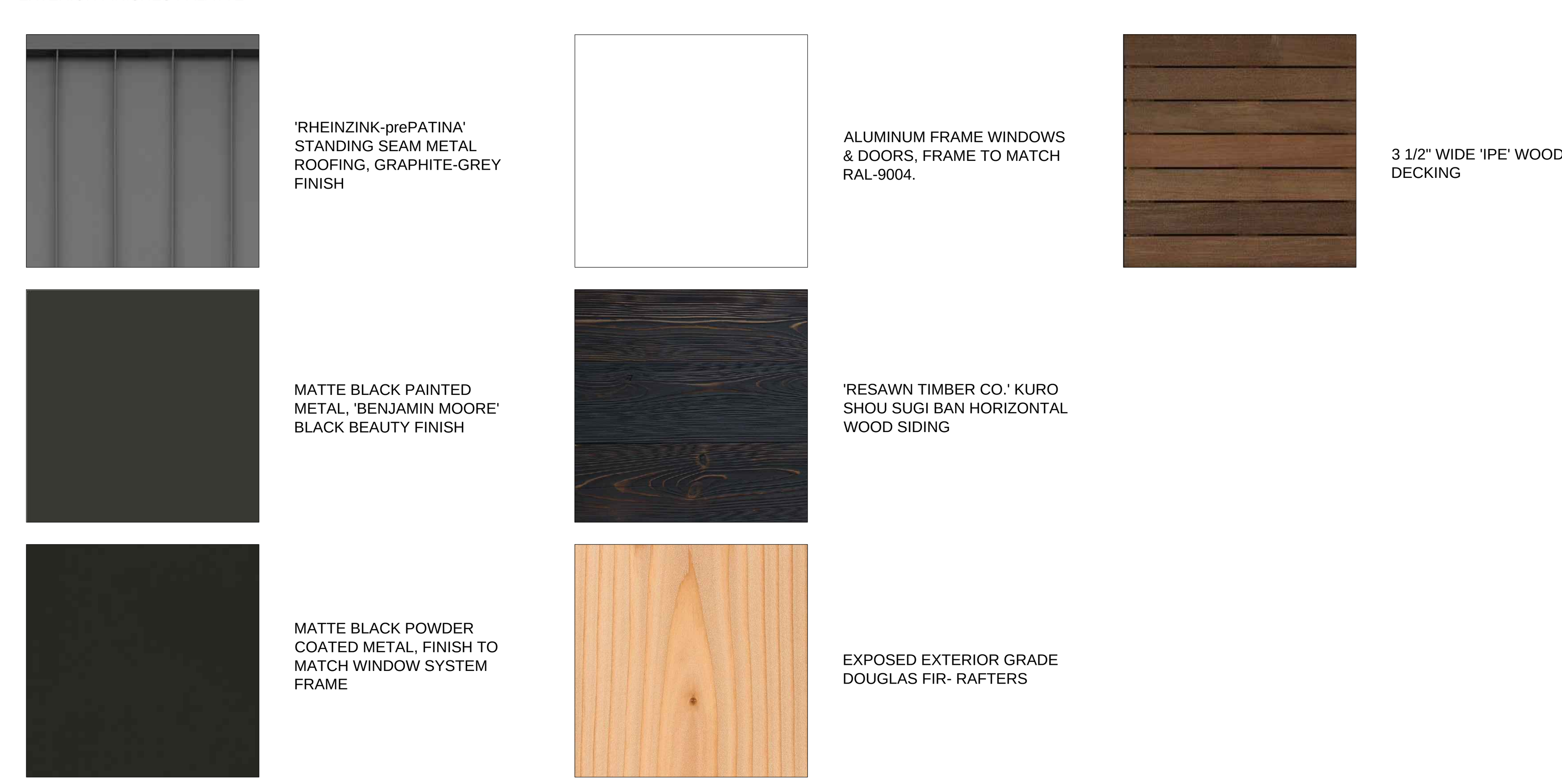
02 EAST ELEVATION

SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES LEGEND

	LOCATION(S)	MATERIAL
EX-01	ROOF	'RHEINZINK-prePATINA' STANDING SEAM METAL ROOFING, GRAPHITE-GREY FINISH
EX-02	ROOF EAVE FASCIA	MATTE BLACK PAINTED METAL, 'BENJAMIN MOORE' BLACK BEAUTY FINISH
EX-03	WALL FASCIA	MATTE BLACK POWDER COATED METAL, FINISH TO MATCH WINDOW SYSTEM FRAME
EX-04	WINDOWS & DOORS	ALUMINUM FRAME WINDOWS & DOORS, FRAME TO MATCH RAL-9004.
EX-05	EXTERIOR WALLS	'RESAWN TIMBER CO.' KURO SHOU SUGI BAN HORIZONTAL WOOD SIDING
EX-06	GARAGE DOOR	'CONTEMPORARY' STYLE DOOR, 'BENJAMIN MOORE' BLACK BEAUTY FINISH
EX-07	ENTRY DOOR	SOLID WOOD DOOR WITH GLASS INSERT, 'BENJAMIN MOORE' BLACK BEAUTY FINISH
EX-08	UNDERSIDE OF EAVE	EXPOSED EXTERIOR GRADE DOUGLAS FIR- RAFTERS
EX-09	DRIVEWAY	ECO-FRIENDLY 'GRASSGUARD 130' DRIVEWAY SYSTEM
EX-10	DECK	3 1/2" WIDE 'IPE' WOOD DECKING

EXTERIOR FINISHES PALATTE



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POOL CONSULTANT:

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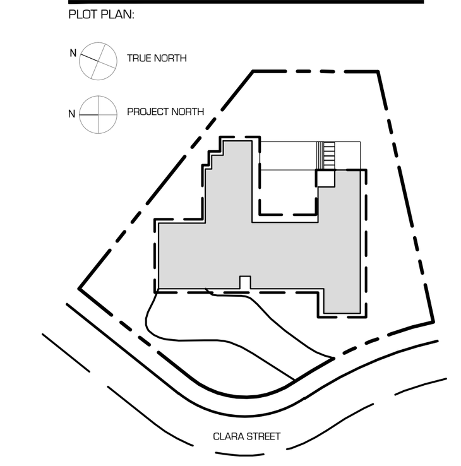
PLOT PLAN:



PROJECT:

Proposed New Construction of

FIELDS RESIDENCE

14810 CLARA STREET, LOS GATOS, CA

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4	07/17/20	PLANNING DEPARTMENT SUBMISSION REV #2

PROJECT:

FIELDS RESIDENCE
14810 CLARA STREET
LOS GATOS, CA

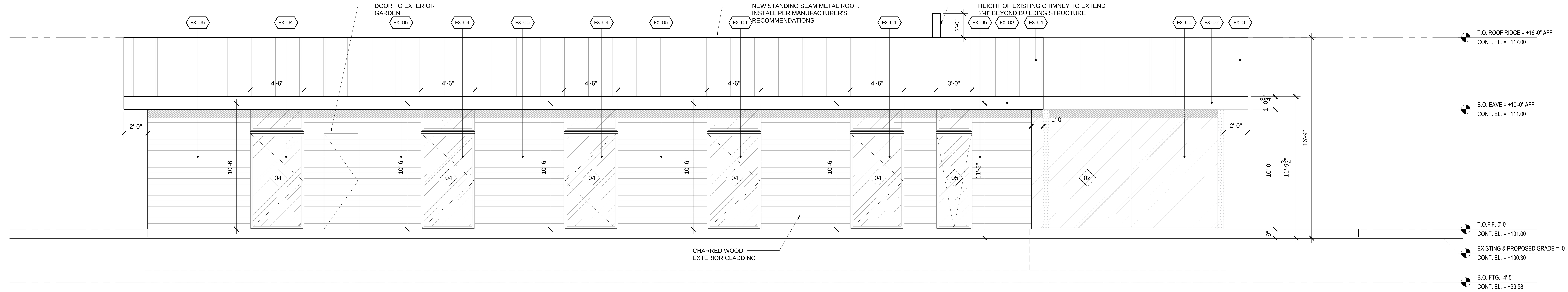
DRAWING TITLE:

PROPOSED EXTERIOR ELEVATIONS

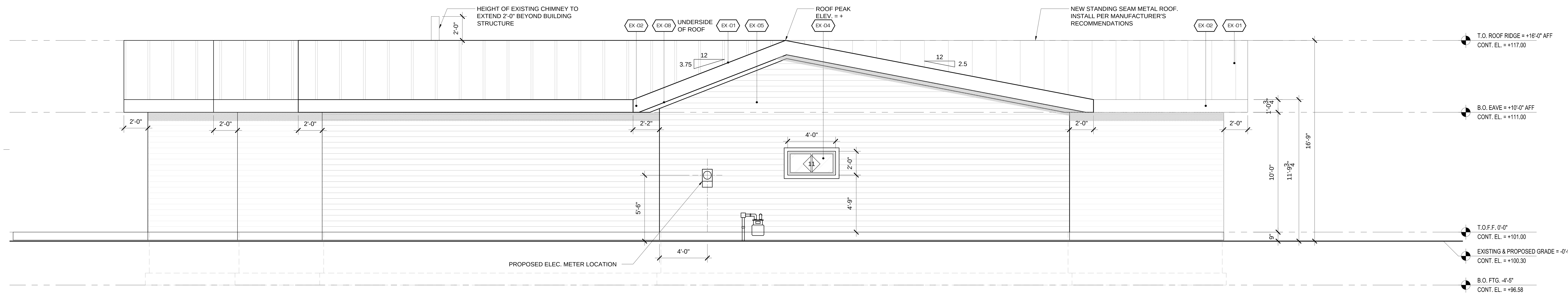
DRAWING DETAILS:

SCALE:	
DATE:	07/17/2020
PROJECT No:	
FILE No:	
DRAWN BY:	KM
CHECKED BY:	SY
DWG No:	

A2.0



01 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



02 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

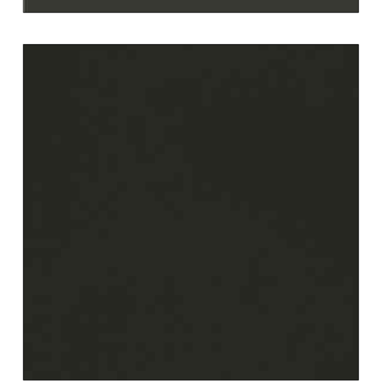
EXTERIOR FINISHES LEGEND

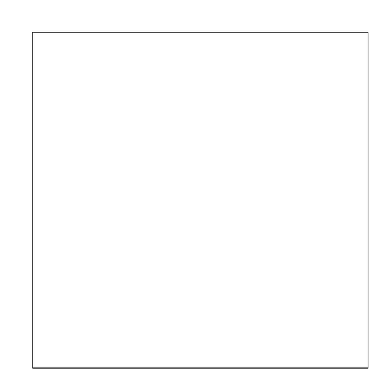
	LOCATION(S)	MATERIAL
EX-01	ROOF	'RHEINZINK-prePATINA' STANDING SEAM METAL ROOFING, GRAPHITE-GREY FINISH
EX-02	ROOF EAVE FASCIA	MATTE BLACK PAINTED METAL, 'BENJAMIN MOORE' BLACK BEAUTY FINISH
EX-03	WALL FASCIA	MATTE BLACK POWDER COATED METAL, FINISH TO MATCH WINDOW SYSTEM FRAME
EX-04	WINDOWS & DOORS	ALUMINUM FRAME WINDOWS & DOORS, FRAME TO MATCH RAL-9004.
EX-05	EXTERIOR WALLS	'RESAWN TIMBER CO.' KURO SHOU SUGI BAN HORIZONTAL WOOD SIDING
EX-06	GARAGE DOOR	'CONTEMPORARY' STYLE DOOR, 'BENJAMIN MOORE' BLACK BEAUTY FINISH
EX-07	ENTRY DOOR	SOLID WOOD DOOR WITH GLASS INSERT, 'BENJAMIN MOORE' BLACK BEAUTY FINISH
EX-08	UNDERSIDE OF EAVE	EXPOSED EXTERIOR GRADE DOUGLAS FIR- RAFTERS
EX-09	DRIVEWAY	ECO-FRIENDLY 'GRASSGUARD 130' DRIVEWAY SYSTEM
EX-10	DECK	3 1/2" WIDE 'IPE' WOOD DECKING

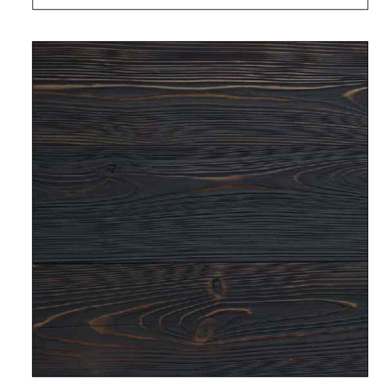
EXTERIOR FINISHES PALATTE

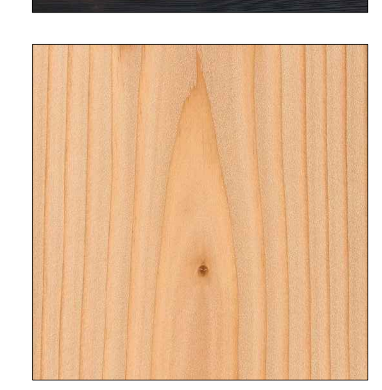

'RHEINZINK-prePATINA' STANDING SEAM METAL ROOFING, GRAPHITE-GREY FINISH


MATTE BLACK PAINTED METAL, 'BENJAMIN MOORE' BLACK BEAUTY FINISH


MATTE BLACK POWDER COATED METAL, FINISH TO MATCH WINDOW SYSTEM FRAME


ALUMINUM FRAME WINDOWS & DOORS, FRAME TO MATCH RAL-9004.


'RESAWN TIMBER CO.' KURO SHOU SUGI BAN HORIZONTAL WOOD SIDING


EXPOSED EXTERIOR GRADE DOUGLAS FIR- RAFTERS


3 1/2" WIDE 'IPE' WOOD DECKING

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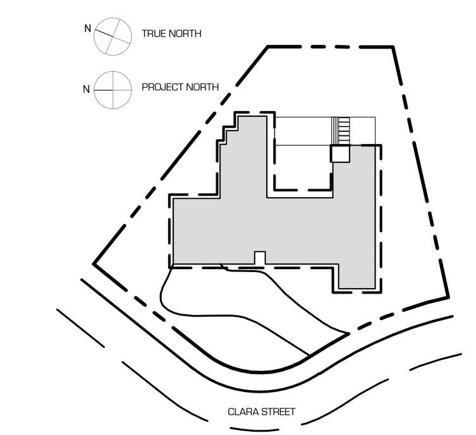
PLOT PLAN:



PROJECT:
Proposed New Construction of
FIELDS RESIDENCE
14810 CLARA STREET, LOS GATOS, CA

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS STAMPED AND SIGNED BY THE ARCHITECT OR ENGINEER OF RECORD

ISSUED FOR:
PLANNING DEPTARTMENT SUBMISSION

No:	Date:	ISSUE / Revision:
1	08/26/19	SD SIGNOFF SET
2	09/20/19	PLANNING DEPARTMENT SUBMISSION
3	12/06/19	PLANNING DEPARTMENT SUBMISSION REV #1
4	07/17/20	PLANNING DEPARTMENT SUBMISSION REV #2 (2)

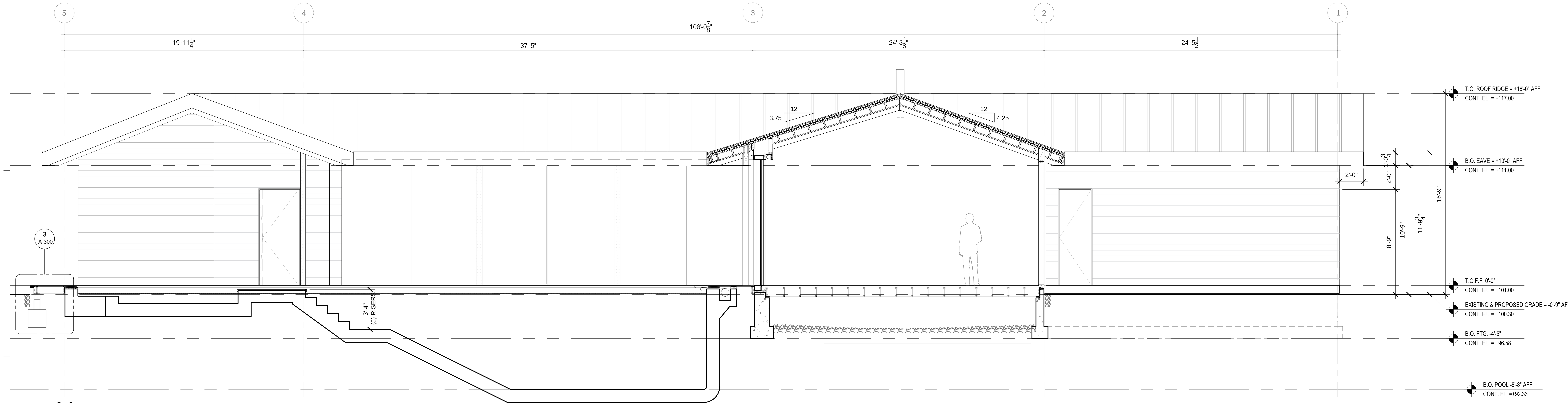
PROJECT:
FIELDS RESIDENCE
14810 CLARA STREET
LOS GATOS, CA

DRAWING TITLE:
PROPOSED EXTERIOR ELEVATIONS

DRAWING DETAILS:

SCALE:	
DATE:	07/17/2020
PROJECT No:	
FILE No:	
DRAWN BY:	KM
CHECKED BY:	SY
DWG No:	

A2.1



01 BUILDING SECTION

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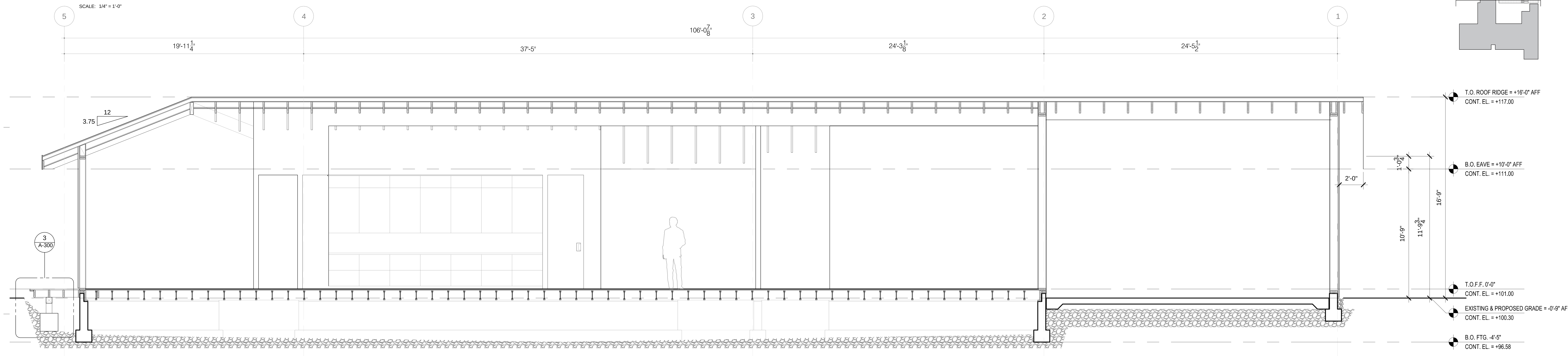

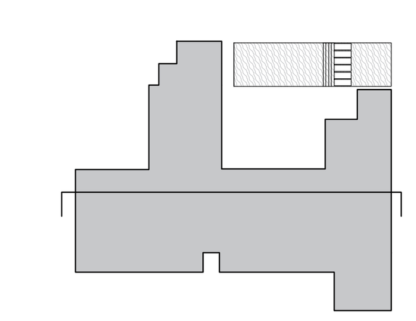

02 BUILDING SECTION

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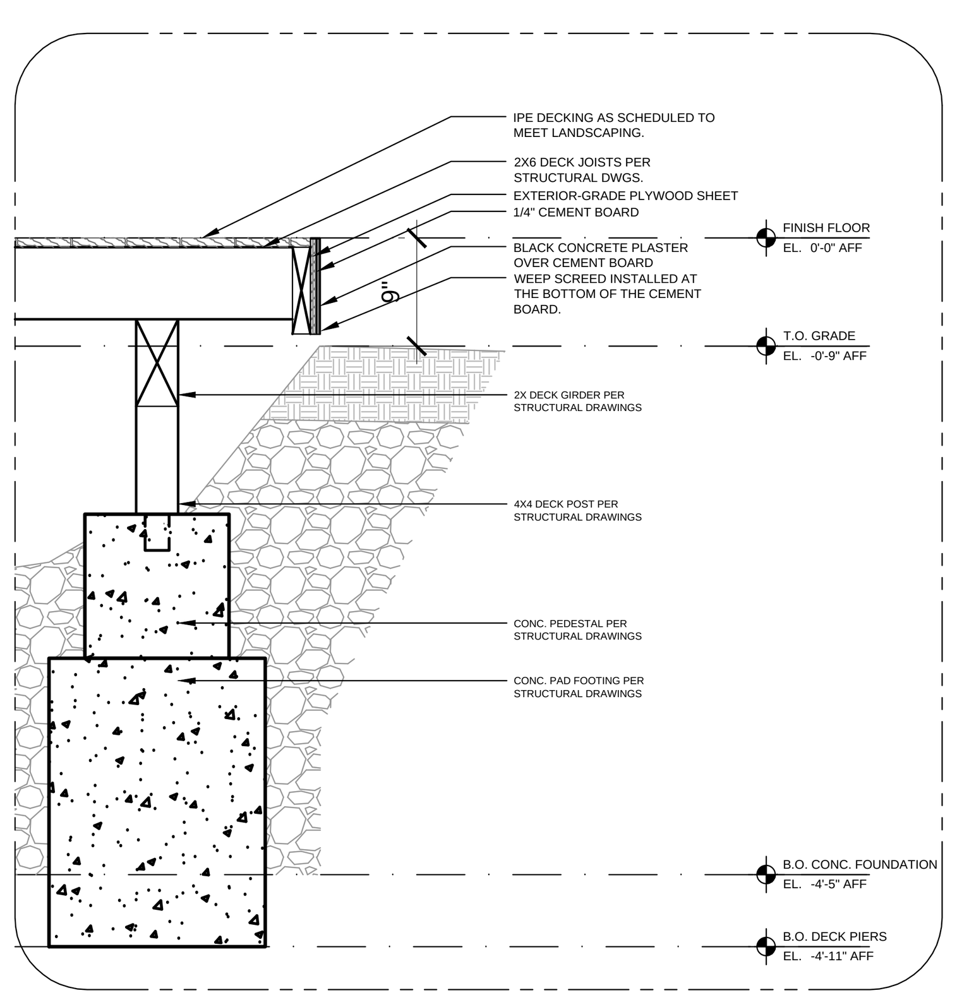
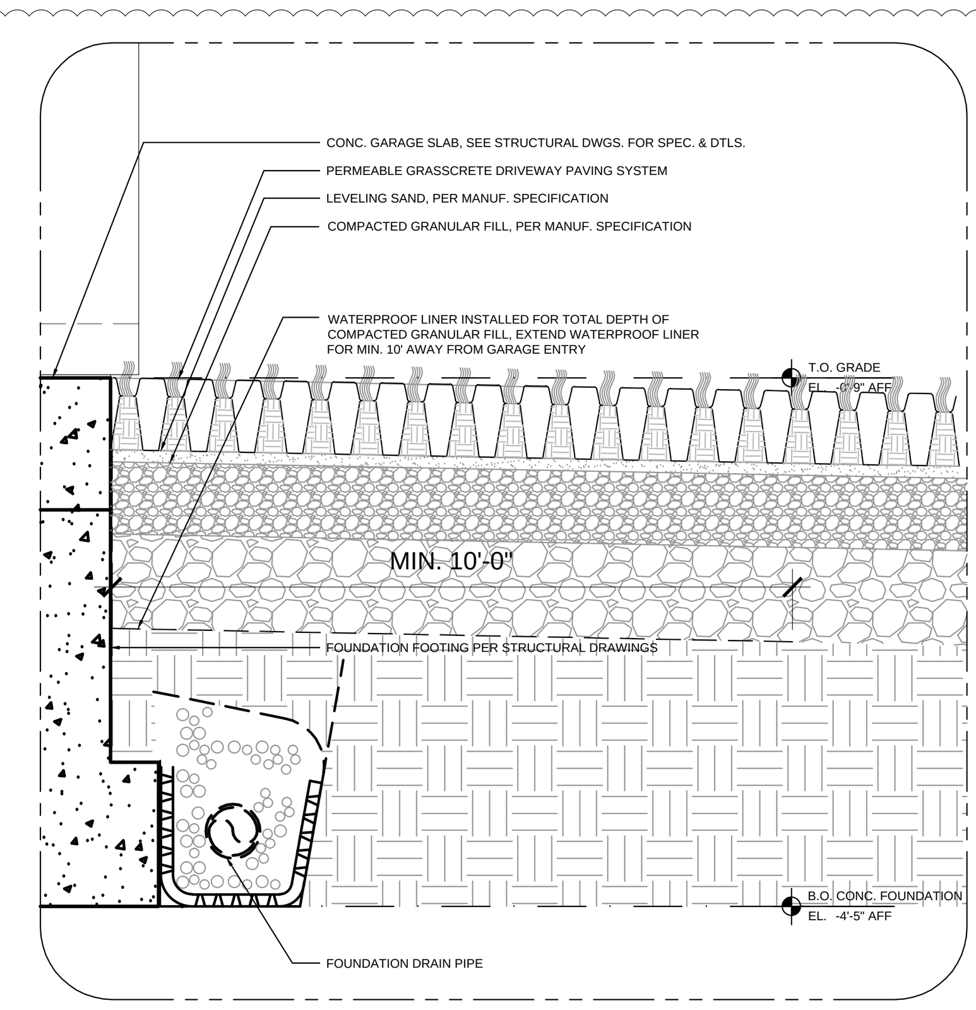


03 DECK SECTION

SCALE: 3/4" = 1'-0"



04 DRIVEWAY SECTION

SCALE: 3/4" = 1'-0"

ARCHITECT OF RECORD:

CONSTRUCTION SERVICES

18488 PROSPECT ROAD #9
SARATOGA, CA 95070
T 650 773 8402
WWW.CONSTRUCTIONSERV.COM

DESIGNER:

raad
5 White St., Suite # 4B
New York NY.10013
212.254.5490
www.raadstudio.com

STRUCTURAL ENGINEER:

DUQUETTE ENGINEERING

4340 STEVENS CREEK BLVD., SUITE 200
SAN JOSE, CA 95129
LILLIAN HENG / E: LHeng@duquette-eng.com | D: 408 831 4819

MEP ENGINEER:

MONTEREY ENERGY GROUP

26465 CARMEL RANCHO BLVD. #8
CARMEL, CA 93923
T. 831 372 8318
DAVID KNIGHT (HVAC + T24) / E: dave@meg4.com | T: 831 250 0314

CIVIL ENGINEER:

HMH ENGINEERS

1570 OAKLAND ROAD
SAN JOSE, CA 95131
T: 408 487 2200
STEPHAN KUEHN, P.E. / E: skuehn@hmhca.com / T: 408 857 9410

GEOTECH ENGINEER:

ROMIG ENGINEERS, INC

1390 EL CAMINO REAL, 2ND FLOOR
SAN CARLOS, CALIFORNIA 94070
COLEMAN NG, P.E. / E: coleman@romigengineers.com / D: 650 591 5224 x227

LANDSCAPE ARCHITECT

–
ADDRESS–
–
T: –
CONTACT: –

SPRINKLER DESIGN BUILDER

–
ADDRESS–
–
T: –
gkelsey@aegisfire.com

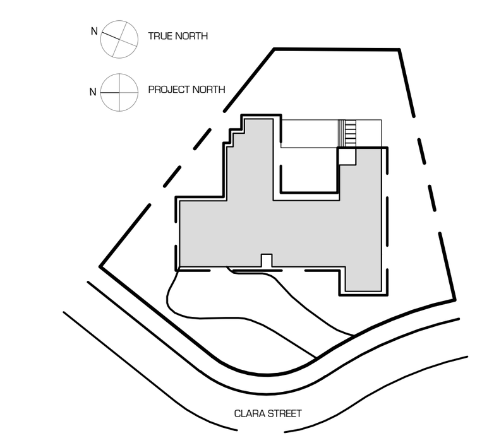
AV + SHADE CONSULTANT

–
ADDRESS–
–
T: –
sg.screensolutions@gmail.com

POOL CONSULTANT:

–
–
–
–
T: –
F: –

PLOT PLAN:



PROJECT:

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PROJECT:

FIELDS RESIDENCE
14810 CLARA STREET
LOS GATOS, CA

DRAWING TITLE:

BUILDING SECTIONS

DRAWING DETAILS:

SCALE:	
DATE:	07/17/2020
PROJECT No:	
FILE No:	
DRAWN BY:	KM
CHECKED BY:	SY
DWG No:	

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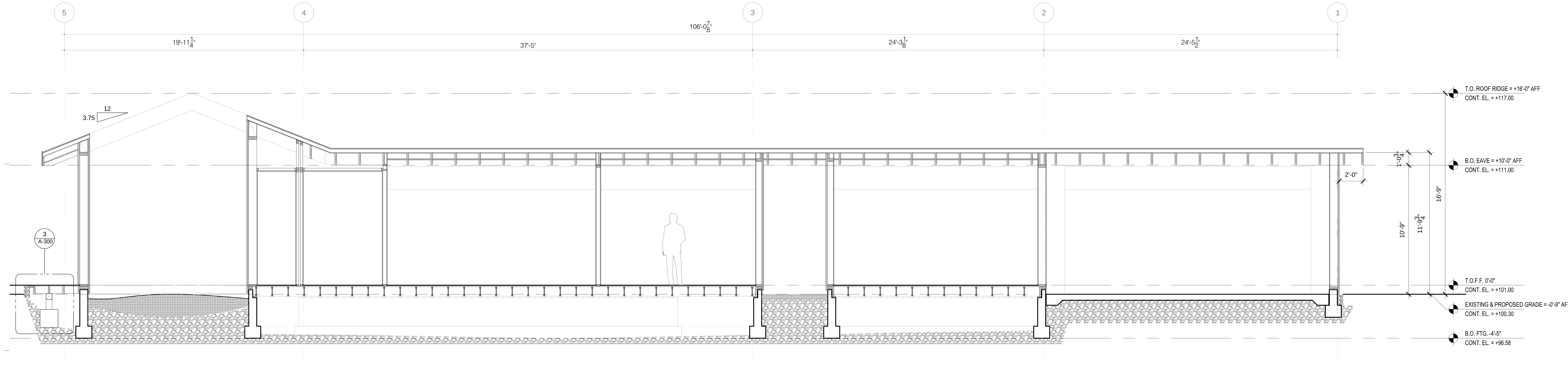

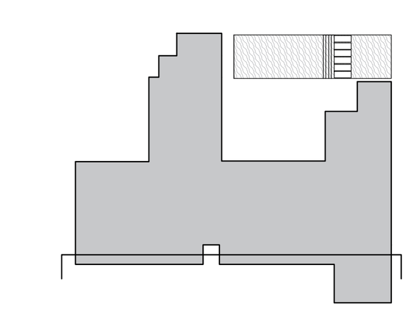

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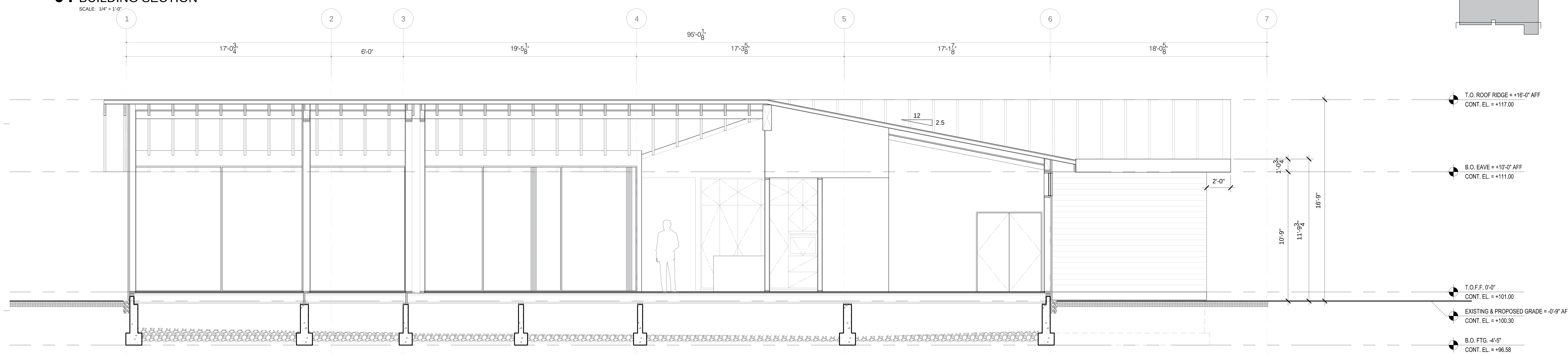

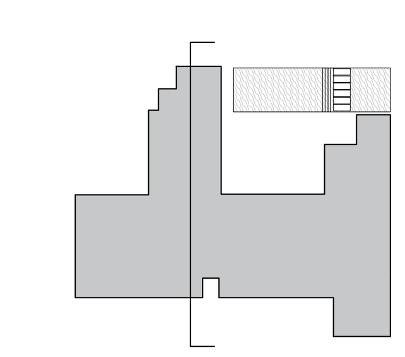

02 BUILDING SECTION

SCALE: 1/4" = 1'-0"

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CONSTRUCTION SERVICES

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LANDSCAPE ARCHITECT

–

ADDRESS–
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T: –
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gkelsey@aegisfire.com

AV + SHADE CONSULTANT

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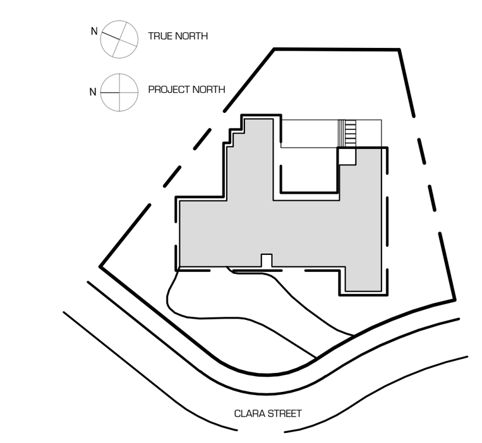
PLOT PLAN:



PROJECT:

Proposed New Construction of

FIELDS RESIDENCE

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PROJECT:

FIELDS RESIDENCE
14810 CLARA STREET
LOS GATOS, CA

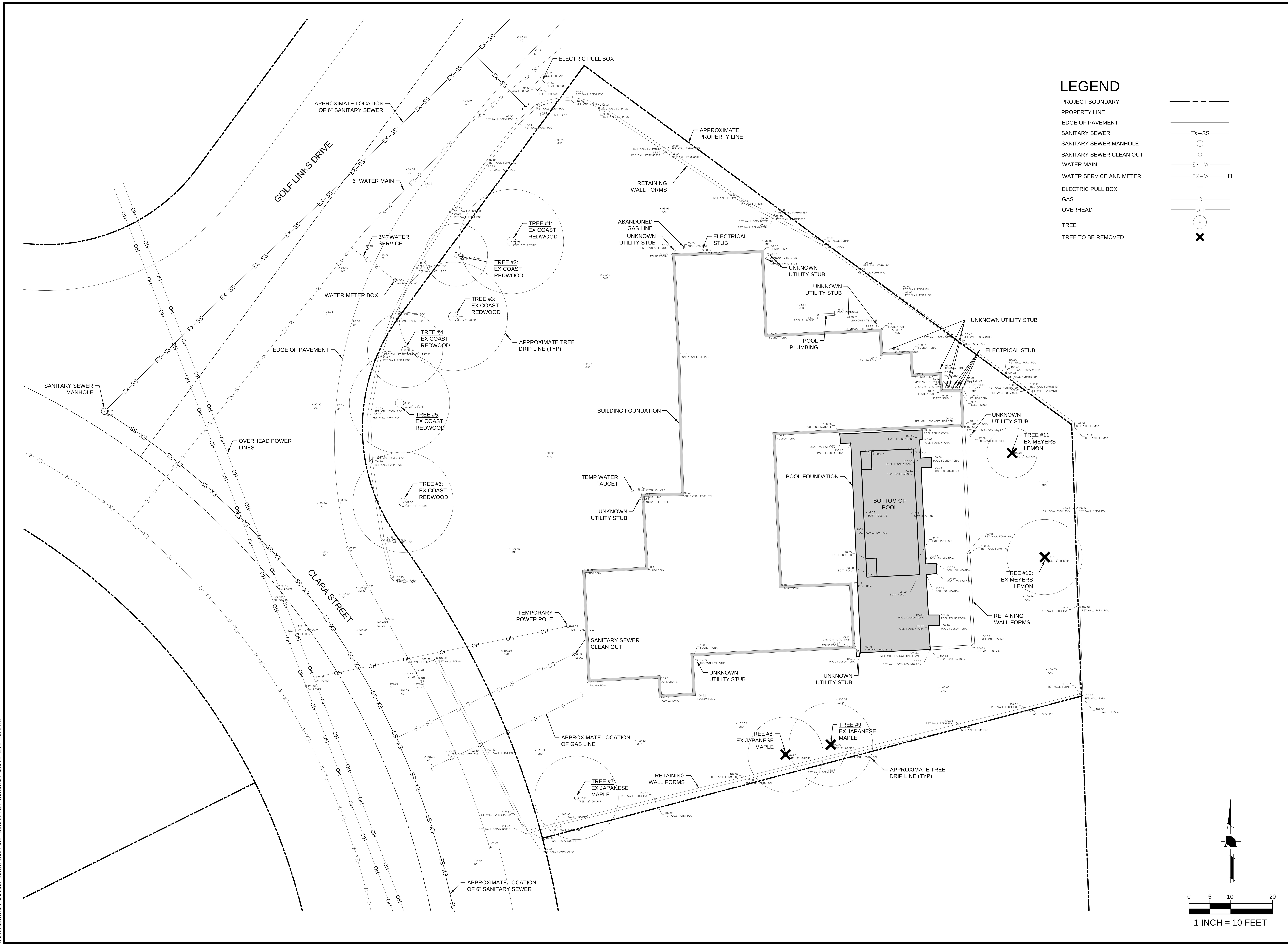
DRAWING TITLE:

BUILDING SECTIONS

DRAWING DETAILS:

SCALE:	
DATE:	07/17/2020
PROJECT No:	
FILE No:	
DRAWN BY:	KM
CHECKED BY:	SY
DWG No:	

A3.1



HMH

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road, San Jose, CA 95131
(408) 487-2200
HMHca.com

REGISTERED PROFESSIONAL ENGINEER
STEPHAN KUEHN
No. 57808
CIVIL
STATE OF CALIFORNIA

14810 CLARA STREET PLANNING SUBMITTAL
LOS GATOS, CALIFORNIA

NOT FOR CONSTRUCTION

PROJECT NO:	5667.00
CAD DWG FILE:	566700GP01 - EXISTING.DWG
DESIGNED BY:	MS
DRAWN BY:	MS
CHECKED BY:	SK
DATE:	7/29/2020
SCALE:	AS SHOWN

EXISTING CONDITIONS

C1
OF 4

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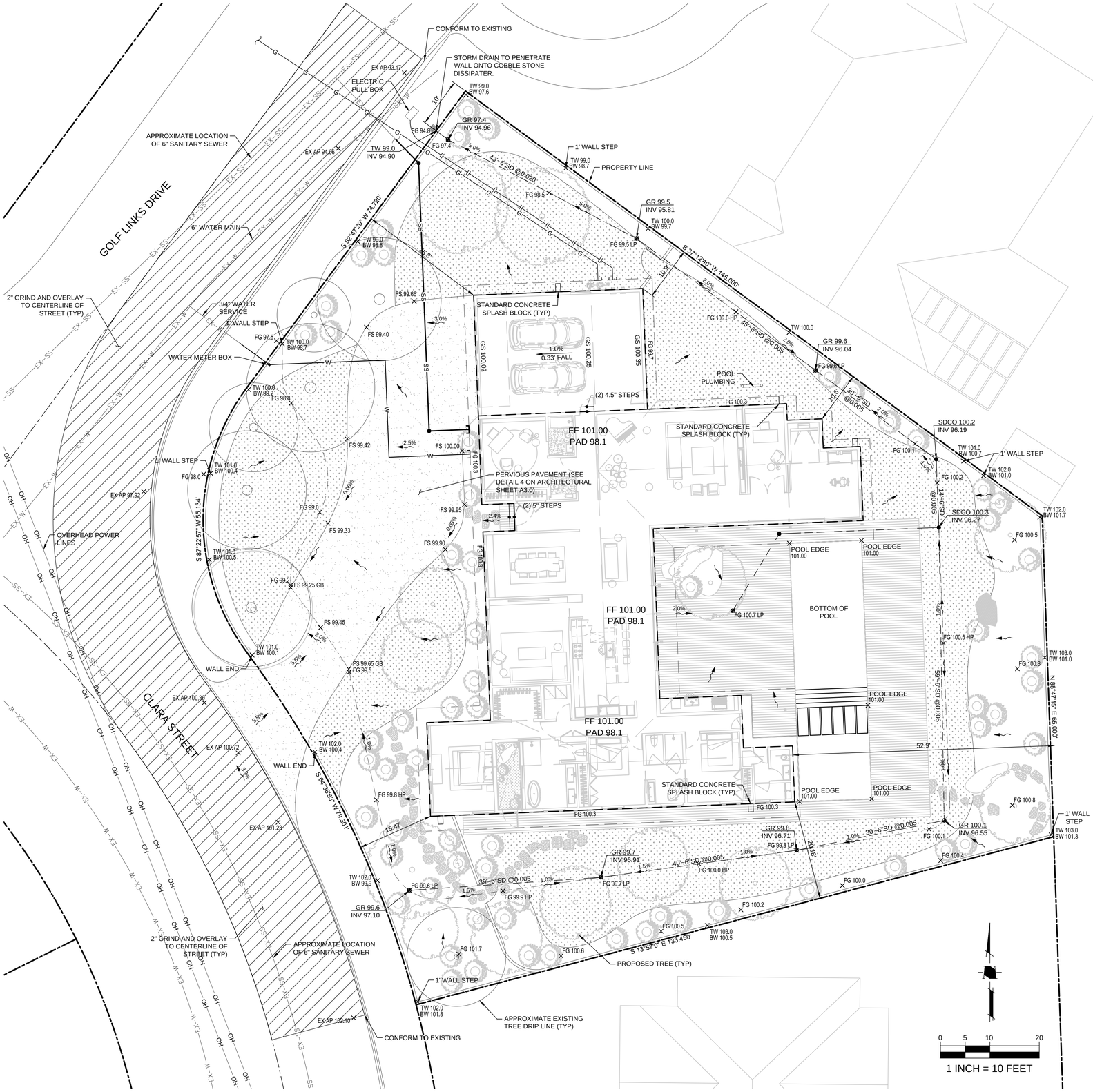
1ST SUBMITTAL



LEGEND

	PROPOSED	EXISTING
PROJECT BOUNDARY		
PROPERTY LINE		
RIGHT OF WAY		
CURB		
SANITARY SEWER	SS	EX–SS
SANITARY SEWER MANHOLE		
SANITARY LATERAL		
SANITARY SEWER CLEAN OUT		
LANDSCAPE DRAIN PIPE		
SWALE		
AREA DRAIN		
DIRECTION OF SURFACE DRAINAGE		
DETAIL CALLOUT	A / 3 = DETAIL / SHEET NUMBER	
WATER MAIN	W	EX–W
WATER SERVICE AND METER	W	EX–W
CONDUIT		
PULL BOX		
GAS	G	G
OVERHEAD		OH
TREE		
LAWN		
PROPOSED DECK		
2" GRIND AND OVERLAY		
PERVIOUS DRIVEWAY		
STONE WALKWAY		

ABBREVIATIONS

EG	EXISTING GROUND
EX/(E)	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
GB	GRADE BREAK
GR	GRATE
GS	GARAGE SLAB
HP	HIGH POINT
LP	LOW POINT
NTS	NOT TO SCALE
P / PAD	PAD ELEVATION
P.C.C.	PORTLAND CEMENT CONCRETE
P / PL	PROPERTY LINE
RG	ROUGH GRADE
RW	RIGHT OF WAY
SDCO	TORM DRAIN CLEAN OUT
TC	TOP OF ROLLED CURB
TW	TOP OF WALL

EARTHWORK QUANTITIES

CUT: 20 CY (FOUNDATION), 20 CY (DRIVEWAY)
FILL: 20 CY (FOUNDATION), 20 CY (DRIVEWAY)
EXPORT: 0 CY
IMPORT: 0 CY

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE. ADDITIONAL EXPORT OF EXISTING DRIVEWAY AND FOUNDATION MATERIAL IS NOT INCLUDED IN EARTHWORK QUANTITIES.

2. Project Size

a. Total Site Area: 0.47 acre	b. Total Site Area Disturbed: 0.47 acre (including clearing, grading, or excavating)			
	Existing Area (ft²)	Proposed Area (ft²)		Total Post-Project Area (ft²)
		Replaced	New	
Impervious Area				
Roof (not Green Roof)	0	0	6,445	6,445
Parking	0	0	0	0
Sidewalks and Streets	0	0	0	0
Other (e.g. tennis court)	1,500	1,500	780	2,280
c. Total Impervious Area	1,500	1,500	7,225	8,725
d. Total new and replaced impervious area		8,725		
Pervious Area				
Landscaping	18,794	9,651	0	9,651
Pervious Paving	0	0	1,918	1,918
Other (e.g. Green Roof)	0	0	0	0
e. Total Pervious Area	18,794	9,651	1,918	11,569
f. Percent Replacement of Impervious Area in Redevelopment Projects (Replaced Total Impervious Area ÷ Existing Total Impervious Area) x 100% = 100 %				

NOTES

1. ALL ON LOT STORM DRAIN PIPE SHALL BE 6" SDR-35 WITH A MINIMUM SLOPE OF 0.5% UNLESS OTHERWISE SPECIFIED.
2. ALL SURFACE GRADIENTS ADJACENT TO THE FOUNDATION SHALL BE 5% MINUMUM PER 2016 CALIFORNIA BUILDING CODE (CBC)

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

REGISTERED PROFESSIONAL ENGINEER
STEPHAN KUEPA
No. 57808
CIVIL
STATE OF CALIFORNIA

14810 CLARA STREET
PLANNING SUBMITTAL
LOS GATOS, CALIFORNIA

NOT FOR CONSTRUCTION

PROJECT NO:	5667.00
CAD DWG FILE:	566700GP02 - GRADING.DWG
DESIGNED BY:	MS
DRAWN BY:	MS
CHECKED BY:	SK
DATE:	7/29/2020
SCALE:	AS SHOWN

GRADING AND DRAINAGE PLAN

C2
OF 4

S:\PROJECTS\566700\PLG\GRADING & DRAINAGE PLAN\PLOT DRAWINGS\566700GP02 - GRADING.DWG

PLOTTED: 7/29/2020 5:54 PM

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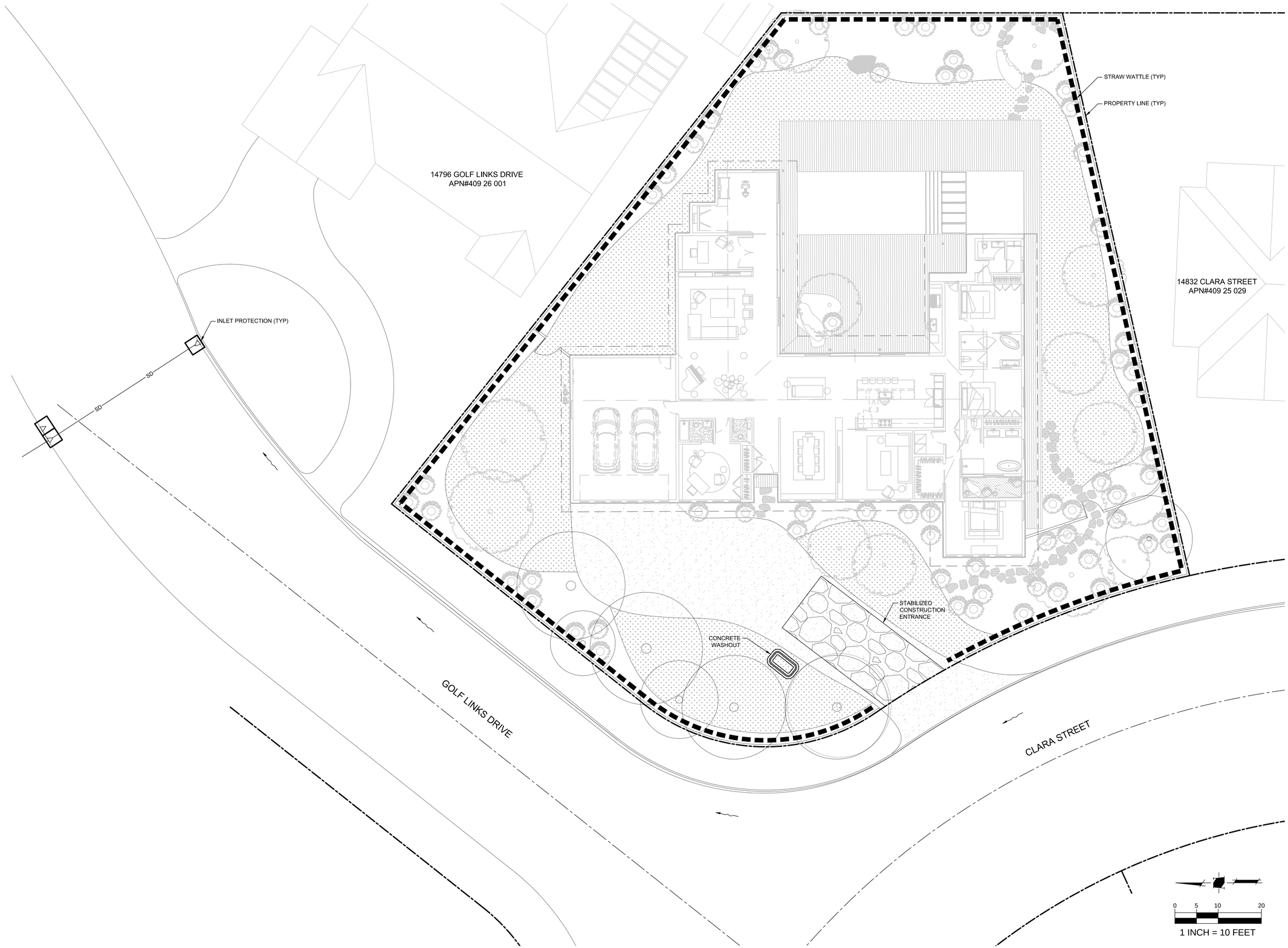

HMH
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Stormwater Compliance

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San Jose, CA 95131 HMHca.com

REGISTERED PROFESSIONAL ENGINEER
STEPHAN KUEBA
No. 57808
CIVIL
STATE OF CALIFORNIA

14810 CLARA STREET
PLANNING SUBMITTAL
LOS GATOS, CALIFORNIA

NOT FOR CONSTRUCTION

PROJECT NO:	5667.00
CAD DWG FILE:	566700GP03 - EROSION.DWG
DESIGNED BY:	MS
DRAWN BY:	MS
CHECKED BY:	SK
DATE:	7/29/2020
SCALE:	AS SHOWN

EROSION CONTROL PLAN

C3

OF 4

S:\PROJECTS\5667\00\PLG\GRADING & DRAINAGE PLAN\PLOT DRAWINGS\566700GP03 - EROSION.DWG

PLOTTED: 7/29/2020 5:17 PM

1ST SUBMITTAL

EROSION CONTROL PLAN NOTE:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR/OWNER:

   IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.

2. CIVIL ENGINEER:
   HMH ENGINEERS
   1570 OAKLAND ROAD
   SAN JOSE, CA 95131
   ATTN: STEPHAN KUEHN
   408 487 2200

3. CONTRACTOR SUPERINTENDENT:

4. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.

5. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO ENSURE THAT NO MUD, SILT OR SEDIMENT LEAVES THE PROJECT SITE.

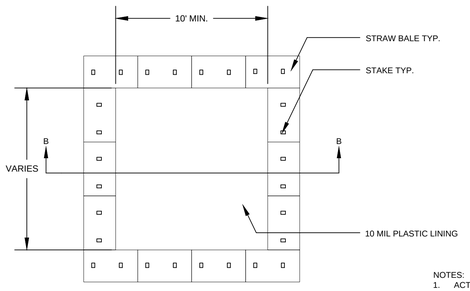
6. ALL INTERIM EROSION CONTROL MEASURES MUST BE CONTINUOUSLY MAINTAINED DURING CONSTRUCTION.

7. CALL THE INSPECTION LINE AT (408) 399-5760 BY SEPTEMBER 15 FOR INSPECTION OF EROSION CONTROL DEVICES. CALL 24 HOURS IN ADVANCE. INCLUDE GRADING PERMIT NUMBER.

8. IF EROSION CONTROL MEASURES ARE NOT IN PLACE AS REQUIRED OR NOT MAINTAINED, ALL WORK SHALL CEASE UNTIL EROSION CONTROL MEASURES ARE REMEDIED.

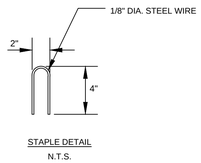
9. CONTRACTOR TO INSTALL INLET PROTECTION FOR FIRST INLET DOWNSTREAM OF DISTURBED AREAS.

10. STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AND PORTABLE RESTROOM LOCATIONS TO BE PROVIDED TO ENGINEER PRIOR TO CONSTRUCTION ACTIVITIES SO THEY CAN BE ADDED TO THE PLAN AND SWPPP AS REQUIRED.



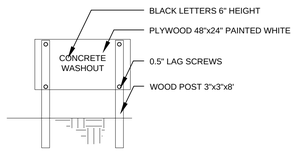
PLAN
N.T.S.

TYPE "ABOVE GRADE" STRAW BALES

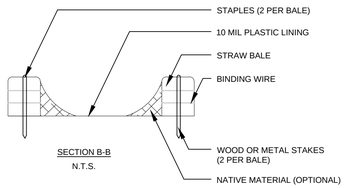


STAPLE DETAIL
N.T.S.

NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY



CONCRETE WASHOUT SIGN OR EQUIVALENT
N.T.S.



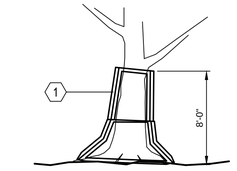
SECTION B-B
N.T.S.

WM-8 CONCRETE WASTE MANAGEMENT

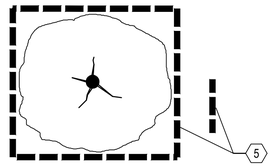
N.T.S.

NOTES:
1. CONSTRUCTION PERIOD PROTECTION FOR TREES SHOULD BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY.
2. WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY ON ONE SIDE, THE FENCE SHOULD BE SITED 2 TO 3 FEET BEYOND THAT CONSTRUCTION, BUT BETWEEN CONSTRUCTION AND THE TREE TRUNK.
3. IF CONSTRUCTION OR PAVING IS TO TAKE PLACE THROUGHOUT THE AREA BENEATH CANOPY, AND DRIP LINE FENCING IS NOT PRACTICAL, SNOW FENCING SHOULD BE USED TO PROTECT THE TRUNKS FROM DAMAGE.

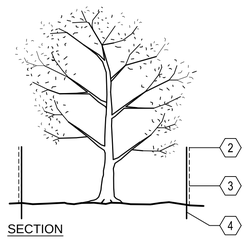
1. SNOW FENCING THREE LAYERS OF WIRE AND LATH SNOW FENCING TO 8 FEET ABOVE GROUND ON TREES WHERE CONSTRUCTION WILL TAKE PLACE BENEATH THE CANOPY.
2. TOP OF FENCE WITH FLUORESCENT FLAGGING TAPE HUNG EVERY 10 FEET
3. 6' CHAIN LINK OR WELDED WIRE MESH
4. 8' FENCE POST OF 2" DIAMETER GI PIPE OR T-ANGLE POST
5. FENCE PLACED AT DRIP LINE OR 50% GREATER THAN THE TREE CANOPY RADIUS WHERE POSSIBLE



ELEVATION



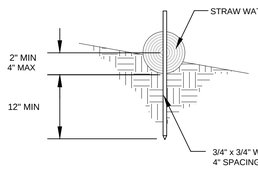
PLAN

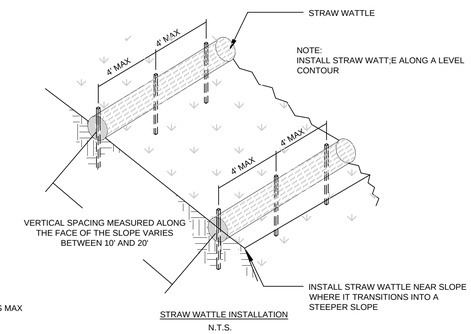


SECTION

TREE PROTECTION FENCING

N.T.S.

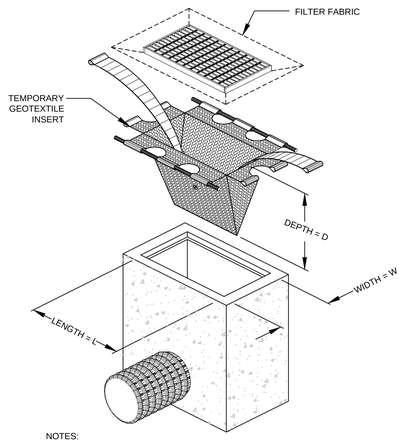




STRAW WATTLE INSTALLATION
N.T.S.

STRAW WATTLE

N.T.S.



NOTES:
1. INTENDED FOR SHORT TERM USE
2. INSTALL PER MANUFACTURER INSTRUCTION
3. PERFORM MAINTENANCE PER MANUFACTURER RECOMMENDATION

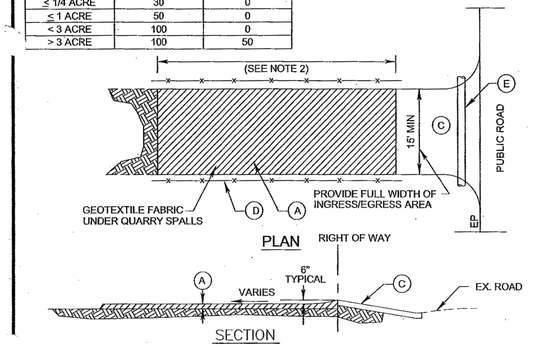
STORM DRAIN INLET PROTECTION - TYPE 4

N.T.S.

MAINTENANCE SCHEDULE

CONTROL	INSPECTION FREQUENCY	MAINTENANCE/REPAIR MEASURES
STABILIZED CONSTRUCTION ENTRANCE	WEEKLY & AFTER EACH RAIN	REPLACE GRAVEL MATERIAL WHEN VOIDS ARE PRESENT REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS REMOVE GRAVEL AT COMPLETION OF CONSTRUCTION
STORM DRAIN INLET PROTECTION	WEEKLY & AFTER EACH RAIN	REPLACE CLOGGED FILTER FABRIC IMMEDIATELY REMOVE SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FILTER
SEDIMENT BASIN	WEEKLY & AFTER EACH RAIN	REMOVE SEDIMENT WHEN THE SEDIMENT STORAGE ZONE IS HALF FULL REPAIR EROSION AS NECESSARY UNCLOG OUTLET RISER
HYDROSEED/HYDROMULCH EROSION CONTROL BLANKETS	PERIODICALLY DURING & AFTER EACH RAIN	PRIOR TO RESEEDING, REPAIR ALL RILLS AND GULLIES REMOVE SEDIMENT BUILDUP AT TOE OF SLOPES REAPPLY SEED AND/OR MULCH TO AREAS THAT HAVE BEEN REPAIRED, ERODED, OR ARE WITHOUT ADEQUATE VEGETATION DISLOCATED BLANKETS, NETS, OR MATS SHOULD BE REPAIRED OR REPLACED
STRAW ROLLS	WEEKLY & AFTER EACH RAIN	REPAIR WHENEVER STRAW ROLL IS DAMAGED REMOVE SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE ROLLS ESPECIALLY IF HEAVY RAINS ARE EXPECTED

PROJECT SIZE	LENGTH OF CRUSHED ROCK	LENGTH OF ATB
≤ 1/4 ACRE	30	0
≤ 1 ACRE	50	0
< 3 ACRE	100	0
> 3 ACRE	100	50



SECTION

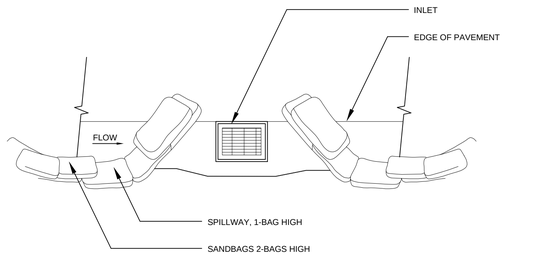
(A) 4" CRUSHED ROCK WITH GEOTEXTILE MATERIAL UNDERNEATH.
(B) THE MINIMUM LENGTH SHALL BE LENGTHENED AS NECESSARY TO ENSURE MATERIAL IS NOT TRACKED INTO THE PUBLIC RIGHT-OF-WAY. ALTERNATE CONSTRUCTION ENTRANCES WILL BE ALLOWED WITH APPROVAL OF THE CITY ENGINEER ON A CASE BY CASE BASIS, WHERE PHYSICAL SITE CONDITIONS AND SIZE DICTATE
(C) ATB DRIVEWAY RAMP, OR SITE ACCESS ROAD 20' WIDE MIN. SEE TABLE ABOVE FOR REQUIRED LENGTH.
(D) INSTALL ORANGE BARRIER FENCE TO DIRECT TRAFFIC ONTO CONSTRUCTION ENTRANCE
(E) INSTALL 12" MIN. DIA. CULVERT IF A ROADSIDE DITCH IS PRESENT.

NOTES:
1 SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
2 MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
3 WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS USED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
4 PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

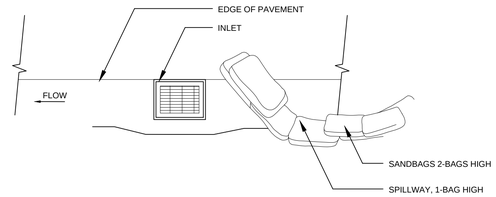
NOT TO SCALE

APPROVED BY	DATE		STABILIZED CONSTRUCTION ENTRANCE	STD. PLAN NO.
TOWN ENGINEER	JUNE 2004	TOWN OF LOS GATOS		250

ST-250.DWG



TYPICAL PROTECTION FOR INLET ON SUMP



TYPICAL PROTECTION FOR INLET ON GRADE

NOTES:
1. INTENDED FOR SHORT TERM USE
2. USED TO INHIBIT STORM WATER FLOW
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP
4. BAG MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRICS

STORM DRAIN INLET PROTECTION - TYPE 2

N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

REGISTERED PROFESSIONAL ENGINEER
STEPHAN KUEHN
No. 57808
CIVIL
STATE OF CALIFORNIA

14810 CLARA STREET
PLANNING SUBMITTAL
LOS GATOS, CALIFORNIA

NOT FOR CONSTRUCTION

PROJECT NO:	5667.00
CAD DWG FILE:	566700GP03 - EROSION.DWG
DESIGNED BY:	MS
DRAWN BY:	MS
CHECKED BY:	SK
DATE:	7/29/2020
SCALE:	AS SHOWN

EROSION CONTROL PLAN

C4
OF 4

PLOTTED: 7/29/2020 5:18 PM

S:\PROJECTS\566700\PLIGRADING & DRAINAGE PLAN\PLOT DRAWINGS\566700GP03 - EROSION.DWG

1ST SUBMITTAL

FIELDS RESIDENCE

14810 CLARA STREET
LOS GATOS, CA 95032

PLANTING SCHEDULES

GRASS MIXES SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME
GRASS MIX 1			
AP	33%	ARISTIDA PURPUREA	PURPLE THREE AWN
BG	33%	BOUTELOUA GRACILLIS	BLUE GRAMA GRASS
MR	33%	MUHLENBERGIA RIGENS	DEERGRASS
GRASS MIX 2			
AP	33%	AESCULUS CALIFORNICUS	PACIFIC REEDGRASS
FI	33%	FESTUCA IDAHIENSIS	BLUE FESCUE
MR	33%	MUHLENBERGIA RIGENS	DEERGRASS
GRASS MIX 3			
AP	25%	ARISTIDA PURPUREA	PURPLE THREE AWN
BG	25%	BOUTELOUA GRACILLIS	BLUE GRAMA GRASS
MR	25%	MUHLENBERGIA RIGENS	DEERGRASS
FI	25%	FESTUCA IDAHIENSIS	BLUE FESCUE
FILTRATION MIX 1			
JP	30%	JUNCUS PATENS	CALIFORNIA GREY RUSH
BG	30%	JUNCUS ACTUS	SPINY RUSH
MR	20%	LEYMUS CONDENSATUS	GIANT WILD RYE
MR	20%	CAREX DIVULSA	BERKLEY SEDGE

SEE LANDSCAPE PLANS FOR LOCATIONS

PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME
TREES			
AP	EX.	ACER PALMATUM	JAPANESE MAPLE
SS	EX.	SEQUOIA SEMPERCIRENS	COAST REDWOOD
AE	1	AESCULUS CALIFORNICUS	CALIFORNIA BUCKEYE
PT	2	PITTOSPORUM TENNUIFOLIUM	KOHUHU
CM	2	CITRUS X MEYERI	MEYER LEMON
SHRUBS			
CG	47	CEANOTHUS GLORIOSUS	PT REYES LILAC
CP	47	CISTUS X PRUPUREUS	PINK ROCKROSE
SA	47	SALVIA APIANA	WHITE SAGE
ZC	47	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUSCIA
LA	47	LUPINUS ALBIFRONS	SILVER LUPINE
MC	50	MIMULUS CALIFORNICA	STICKY MONKEY FLOWER
CC	50	CARPENTERIA CALIFORNICA	BUSH ANEMONE
RC	32	ROMNEYA COULTERI	MALTIJA POPPY
SHADE PLANTS			
PM	50	POLYSTICHUM MINUTUM	WESTERN SWORDFERN
WF	50	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN
SUCCULENT PLANTS			
AA	14	AGAVE ATTENUATA 'NOVA'	FOXTRAIL AGAVE
DP	24	DUDLEYA PULVERULENTA	CHALK LETTUCE
ES	24	ECHEVERIA SECUNDA 'GLAUCA'	HENS & CHICKS
EM	24	EUPHORBIA MYRSINITIS	MYRTLE SPURGE

SEE LANDSCAPE PLANS FOR LOCATIONS

GRASS MIXES PALATTE

GRASS MIX 1


ARISTIDA PURPUREA


BOUTELOUA GRACILLIS


MUHLENBERGIA RIGENS

GRASS MIX 2


AESCULUS CALIFORNICUS


FESTUCA IDAHIENSIS


MUHLENBERGIA RIGENS

GRASS MIX 3


ARISTIDA PURPUREA


BOUTELOUA GRACILLIS


MUHLENBERGIA RIGENS

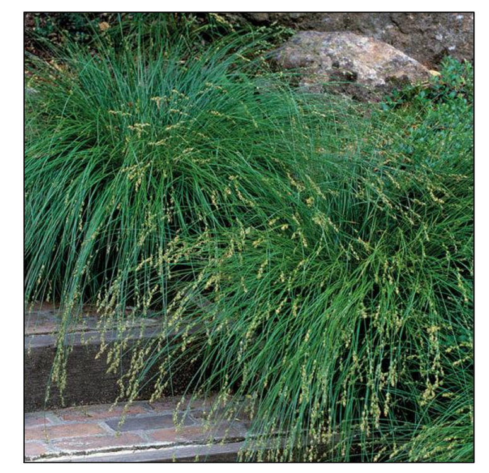

FESTUCA IDAHIENSIS

FILTRATION MIX 1


JUNCUS PATENS


JUNCUS ACTUS


LEYMUS CONDENSATUS


CAREX DIVULSA

TREES PALATTE

TREES


ACER PALMATUM


SEQUOIA SEMPERCIRENS


AESCULUS CALIFORNICUS


LEYMUS CONDENSATUS


CITRUS X MEYERI

SHRUBS PALATTE

SHRUBS


CEANOTHUS GLORIOSUS


CISTUS X PRUPUREUS


SALVIA APIANA


ZAUSCHNERIA CALIFORNICA


LUPINUS ALBIFRONS


MIMULUS CALIFORNICA


CARPENTERIA CALIFORNICA


ROMNEYA COULTERI

SHADE PLANTS PALATTE

SHADE PLANTS


POLYSTICHUM MINUTUM

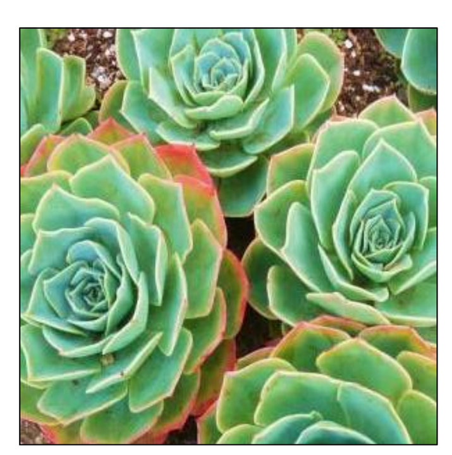

WOODWARDIA FIMBRIATA

SUCCULENTS PALATTE

SUCCULENT


AGAVE ATTENUATA 'NOVA'


DUDLEYA PULVERULENTA


ECHEVERIA SECUNDA 'GLAUCA'


EUPHORBIA MYRSINITIS

ARCHITECT OF RECORD:

CONSTRUCTION SERVICES

18488 PROSPECT ROAD #9
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T 650 773 8402
WWW.CONSTRUCTIONSERV.COM

DESIGNER:

raad

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www.raadstudio.com

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4340 STEVENS CREEK BLVD., SUITE 200
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MEP ENGINEER:

MONTEREY ENERGY GROUP

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DAVID KNIGHT (HVAC + T24) / E: dave@meg4.com | T: 831 250 0314

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HMH ENGINEERS

1570 OAKLAND ROAD
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T: 408 487 2200
STEPHAN KUEHN, P.E. / E: skuehn@hmhca.com / T: 408 857 9410

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ROMIG ENGINEERS, INC

1390 EL CAMINO REAL, 2ND FLOOR
SAN CARLOS, CALIFORNIA 94070

COLEMAN NG, P.E. / E: coleman@romigengineers.com / D: 650 591 5224 x227

LANDSCAPE ARCHITECT

–

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CONTACT: –

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gkelsey@aegisfire.com

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T: –
sg.screensolutions@gmail.com

POOL CONSULTANT:

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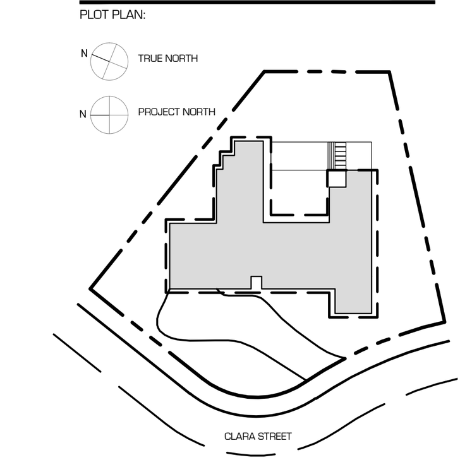
T: –
F: –

PLOT PLAN:



PROJECT:

Proposed New Construction of
FIELDS RESIDENCE
14810 CLARA STREET, LOS GATOS, CA

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS STAMPED AND SIGNED BY THE ARCHITECT OR ENGINEER OF RECORD

ISSUED FOR:

PLANNING DEPTARTMENT SUBMISSION

No:	Date:	ISSUE / Revision:
1	08/26/19	SD SIGNOFF SET
2	09/20/19	PLANNING DEPARTMENT SUBMISSION
3	12/06/19	PLANNING DEPARTMENT SUBMISSION REV #1
4	07/17/20	PLANNING DEPARTMENT SUBMISSION REV #2

PROJECT:

FIELDS RESIDENCE
14810 CLARA STREET
LOS GATOS, CA

DRAWING TITLE:

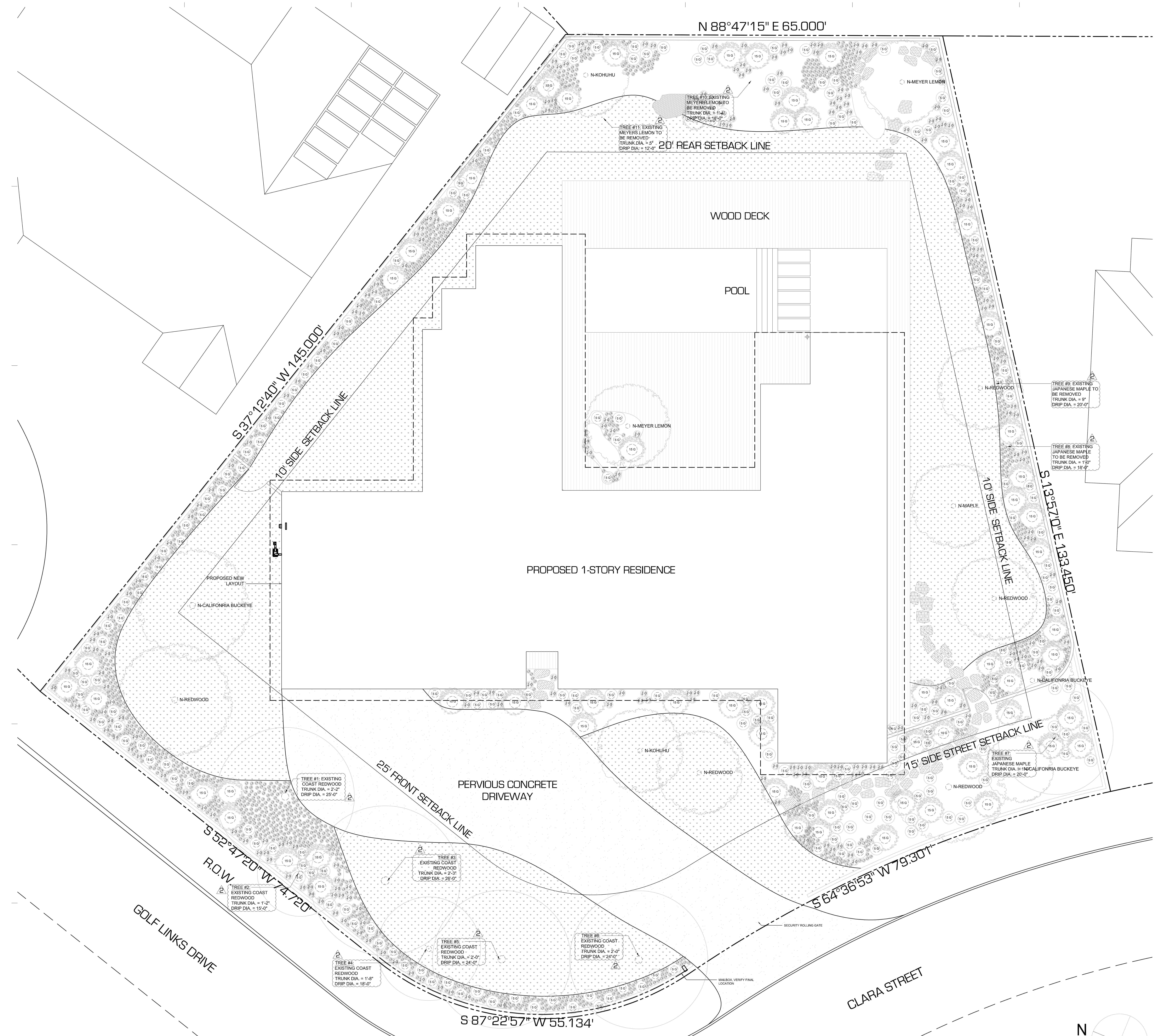
LANDSCAPE COVER SHEET

DRAWING DETAILS:

SCALE:	
DATE:	07/17/2020
PROJECT No:	
FILE No:	
DRAWN BY:	KM
CHECKED BY:	SY
DWG No:	

L-1.0

NOT TO SCALE IF SHEET SIZE IS NOT 24" X 36"



01 PLANTING PLAN

SCALE: 1/8" = 1'-0"

LANDSCAPE PLAN LEGEND

SYMBOL

- EXISTING TREE TO REMAIN
- PROPOSED NEW TREE
- PROPOSED NEW 15 GAL. SHRUB
- PROPOSED NEW 5 GAL. SHRUB
- PROPOSED NEW 2 GAL. ANNUAL
- PROPOSED NEW 1 GAL. GROUND COVERING
- PROPERTY LINE
- (E) GRADE MINOR CONTOUR LINE
- (E) GRADE MAJOR CONTOUR LINE
- PROPOSED GRADE CONTOUR LINE
- EXISTING FENCE TO REMAIN
- PROPOSED 6' HIGH FENCE
- NEW GAS LINE
- NEW WATER LINE
- NEW ELECTRIC LINE
- JOINT TRENCH
- NEW SANITARY LINE
- TREE PROTECTION FENCING
- GM1 GRASS MIX 1
- GM2 GRASS MIX 2
- GM3 GRASS MIX 3
- PROPOSED RESIDENCE
- PROPOSED DRIVEWAY
- PROPOSED DECK
- PROPOSED LAWN
- PROPOSED STONE WALKWAY

PLANTING SCHEDULE

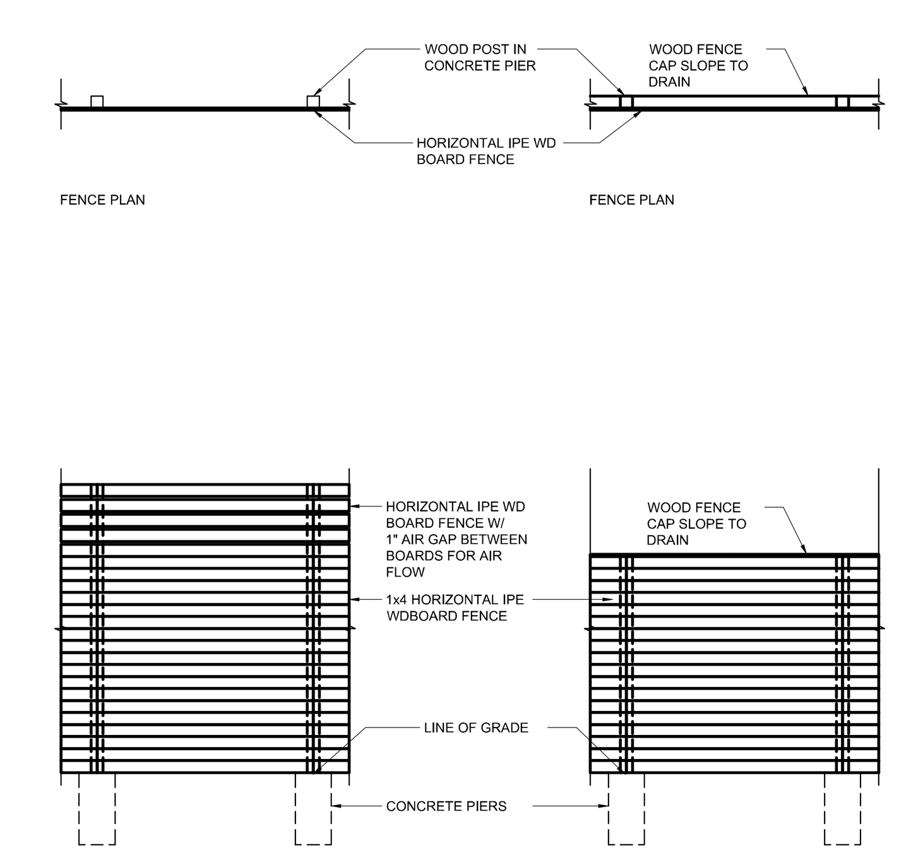
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT BALL	ROOT	SPACING	NOTES
TREES								
AP	EX.	ACER PALMATUM	JAPANESE MAPLE	SIZE	EX	EX	--	EXISTING (EX)
SS	EX.	SEQUOIA SEMPERCIRENS	COAST REDWOOD	SIZE	EX	EX	--	EXISTING (EX)
AE	1	AESCULUS CALIFORNICUS	CALIFORNIA BUCKEYE	3"-4" CAL.	48"	BOX	--	NEW
PT	2	PITTOSPORUM TENNUIFOLIUM	KOHUHU	2" CAL.	24"	BOX	--	NEW
CM	2	CITRUS X MEYERI	MEYER LEMON	2" CAL.	24"	BOX	--	NEW
SHRUBS								
CG	47	CEANOTHUS GLORIOSUS	PT REYES LILAC	2 GAL.	--	CONT.	24" O.C.	CA NATIVE SHRUB
CP	47	CISTUS X PRUPUREUS	PINK ROCKROSE	2 GAL.	--	CONT.	24" O.C.	CA NATIVE SHRUB
SA	47	SALVIA APIANA	WHITE SAGE	2 GAL.	--	CONT.	24" O.C.	CA NATIVE SHRUB
ZC	47	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUSCIA	2 GAL.	--	CONT.	24" O.C.	CA NATIVE SHRUB
LA	47	LUPINUS ALBIFRONS	SILVER LUPINE	2 GAL.	--	CONT.	24" O.C.	CA NATIVE SHRUB
MC	50	MIMULUS CALIFORNICA	STICKY MONKEY FLOWER	5 GAL.	--	CONT.	24" O.C.	CA NATIVE SHRUB
CC	50	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL.	--	CONT.	24" O.C.	CA NATIVE SHRUB
RC	32	ROMNEYA COULTERI	MALTIJA POPPY	15 GAL.	--	CONT.	24" O.C.	CA NATIVE SHRUB
SHADE PLANTS								
PM	50	POLYSTICHUM MINUTUM	WESTERN SWORDFERN	5 GAL.	--	CONT.	18" O.C.	CA NATIVE FERN
WF	50	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	5 GAL.	--	CONT.	30" O.C.	CA NATIVE FERN
SUCCULENT PLANTS								
AA	14	AGAVE ATTENUATA 'NOVA'	FOXTRAIL AGAVE	5 GAL.	--	CONT.	24" O.C.	CA NATIVE SUCCULENT
DP	24	DUDLEYA PULVERULENTA	CHALK LETTUCE	1 GAL.	--	CONT.	12" O.C.	CA NATIVE SUCCULENT
ES	24	ECHEVERIA SECUNDA 'GLAUCA'	HENS & CHICKS	1 GAL.	--	CONT.	12" O.C.	CA NATIVE SUCCULENT
EM	24	EUPHORBIA MYRSINITIS	MYRTLE SPURGE	1 GAL.	--	CONT.	12" O.C.	CA NATIVE SUCCULENT

LANDSCAPE ARCHITECTURAL PLANTING NOTES

1. CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING AND NEW UTILITY LINE LOCATIONS PRIOR TO PLANTING, AND SHALL REPORT ANY UTILITY CONFLICTS TO THE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT OF PLANT LAYOUT PRIOR TO INSTALLATION.
3. THE TRUNK FLARE (AT THE BASE OF THE TREE) SHALL BE PROPERLY EXPOSED FOR ALL PLANTINGS.
4. KEEP ROOT BALLS INTACT PRIOR TO AND DURING PLANTING OPERATIONS. PLANTS WITH BROKEN OR DAMAGED ROOT BALLS SHALL BE REJECTED AND IMMEDIATELY REMOVED FROM THE SITE. KEEP ROOT BALLS DAMP & PROTECTED FROM DAMAGE DUE TO SUN & WIND. DO NOT SHAVE ROOT BALLS.
5. 1 YEAR LANDSCAPE MAINTENANCE & WARRANTY PERIOD.

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM WILL BE DESIGNED TO DISTRIBUTE A MINIMUM AMOUNT OF WATER IN ORDER TO PROMOTE ACTIVE & HEALTHY GROWTH OF ALL PROPOSED PLANTINGS.
2.. THE IRRIGATION SHALL BE DESIGNED AND INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE & LOCAL CODES & ORDINANCES, BY LICENSED CONTRACTORS & EXPERIENCED WORKMEN.
3. THE IRRIGATION CONTROLLER SHALL HAVE AN AUTOMATIC TIMER WITH BATTERY BACKUP AND RAIN SHUTOFF.
4. ALL VALVES SHALL HAVE SEPARATE PRESSURE REGULATORS FILTERS & SHUT OFF AS NECESSARY.
5. THE SYSTEM SHALL HAVE A SHUT-OFF AND REDUCED PRESSURE BACKFLOW ASSEMBLY.
6. THE IRRIGATION SYSTEM SHALL BE COMPRISED OF ALL DRIP OR BUBBLERS.



PROPOSED MATERIAL: 1x4 HORIZONATAL IPE WOOD BOARDS

PROPOSED DESIGN CONCEPT: HORIZONTAL WOOD BOARDS ON WOOD POST

02 FENCE DETAILS

SCALE: 3/16" = 1'-0"

ARCHITECT OF RECORD:

CONSTRUCTION SERVICES
18488 PROSPECT ROAD #9
SARATOGA, CA 95070
T 650 773 8402
WWW.CONSTRUCTIONSERV.COM

DESIGNER:

raad
5 White St., Suite # 4B
New York NY.10013
212.254.5490
www.raadstudio.com

STRUCTURAL ENGINEER:

DUQUETTE ENGINEERING
4340 STEVENS CREEK BLVD., SUITE 200
SAN JOSE, CA 95129
LILLIAN HENG / E: LHeng@duquette-eng.com | D: 408 831 4819

MEP ENGINEER:

MONTEREY ENERGY GROUP
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GEOTECH ENGINEER:

ROMIG ENGINEERS, INC
1390 EL CAMINO REAL, 2ND FLOOR
SAN CARLOS, CALIFORNIA 94070
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LANDSCAPE ARCHITECT

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ADDRESS–
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SPRINKLER DESIGN BUILDER

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sg.screensolutions@gmail.com

POOL CONSULTANT:

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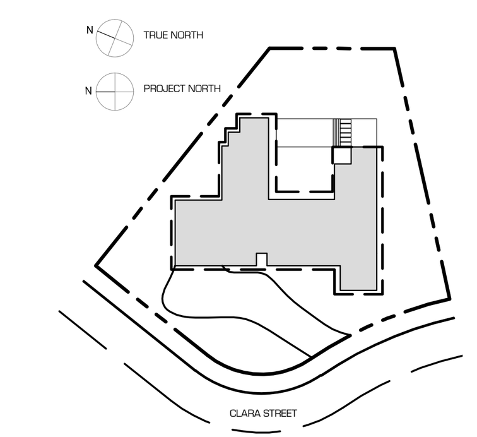
T: –
F: –

PLOT PLAN:



PROJECT:

Proposed New Construction of
FIELDS RESIDENCE
14810 CLARA STREET, LOS GATOS, CA

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ISSUED FOR:

PLANNING DEPTARTMENT SUBMISSION

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4	07/17/20	PLANNING DEPARTMENT SUBMISSION REV #2

PROJECT:

FIELDS RESIDENCE
14810 CLARA STREET
LOS GATOS, CA

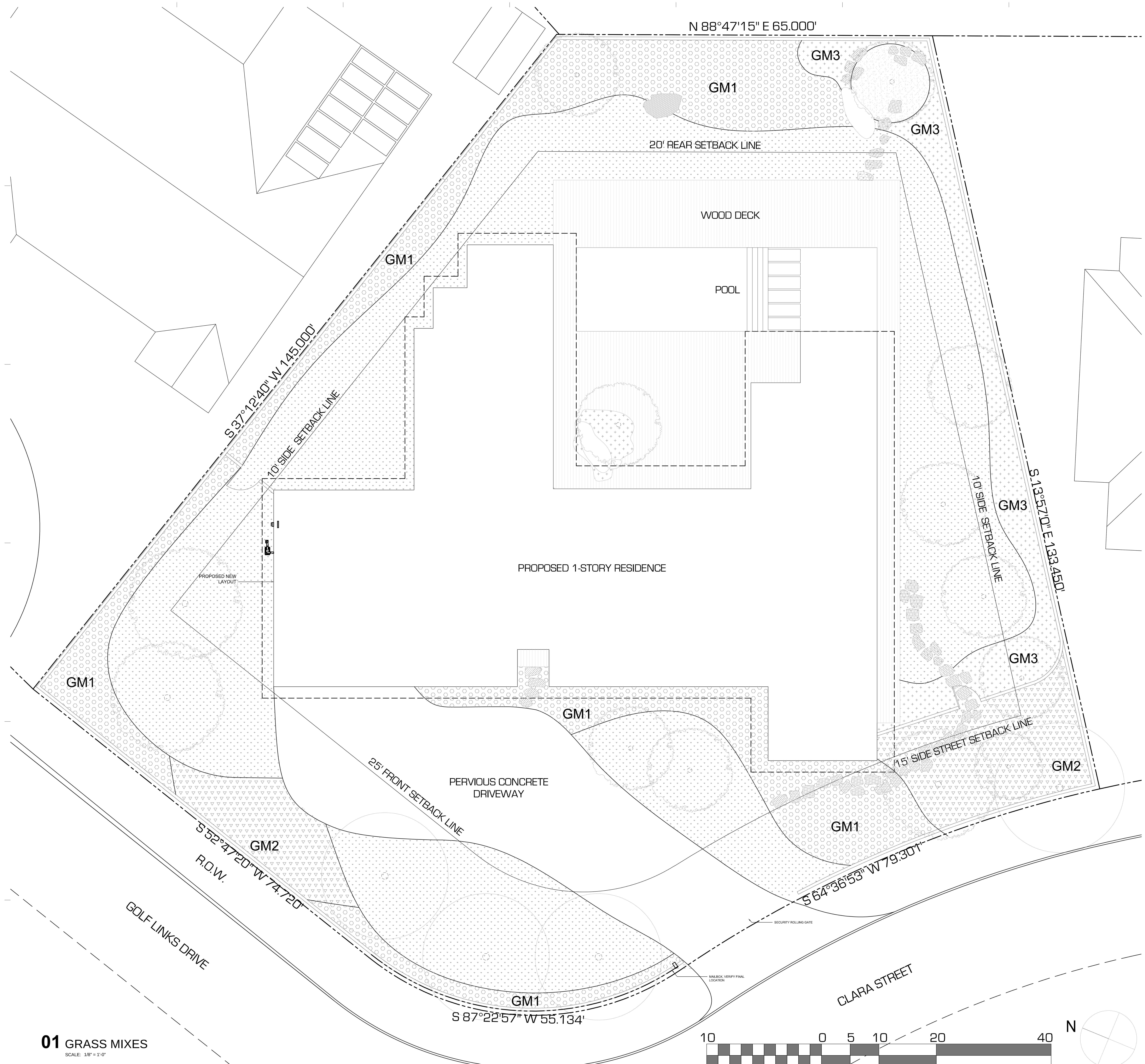
DRAWING TITLE:

LANDSCAPE PLAN - PLANTING PLAN

DRAWING DETAILS:

SCALE:	
DATE:	07/17/2020
PROJECT No:	
FILE No:	
DRAWN BY:	KM
CHECKED BY:	SY
DWG No:	

L2.0



01 GRASS MIXES

SCALE: 1/8" = 1'-0"

LANDSCAPE PLAN LEGEND

SYMBOL

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED NEW TREE
- 15 G — PROPOSED NEW 15 GAL. SHRUB
- 5 G — PROPOSED NEW 5 GAL. SHRUB
- 2 G — PROPOSED NEW 2 GAL. ANNUAL
- 1 G — PROPOSED NEW 1 GAL. GROUND COVERING

- PROPERTY LINE
- (E) GRADE MINOR CONTOUR LINE
- (E) GRADE MAJOR CONTOUR LINE
- PROPOSED GRADE CONTOUR LINE
- EXISTING FENCE TO REMAIN
- PROPOSED 6' HIGH FENCE
- NEW GAS LINE
- NEW WATER LINE
- NEW ELECTRIC LINE
- JOINT TRENCH
- NEW SANITARY LINE
- TREE PROTECTION FENCING
- GM1 — GRASS MIX 1
- GM2 — GRASS MIX 2
- GM3 — GRASS MIX 3
- PROPOSED RESIDENCE
- PROPOSED DRIVEWAY
- PROPOSED DECK
- PROPOSED LAWN
- PROPOSED STONE WALKWAY

PLANTING SCHEDULE

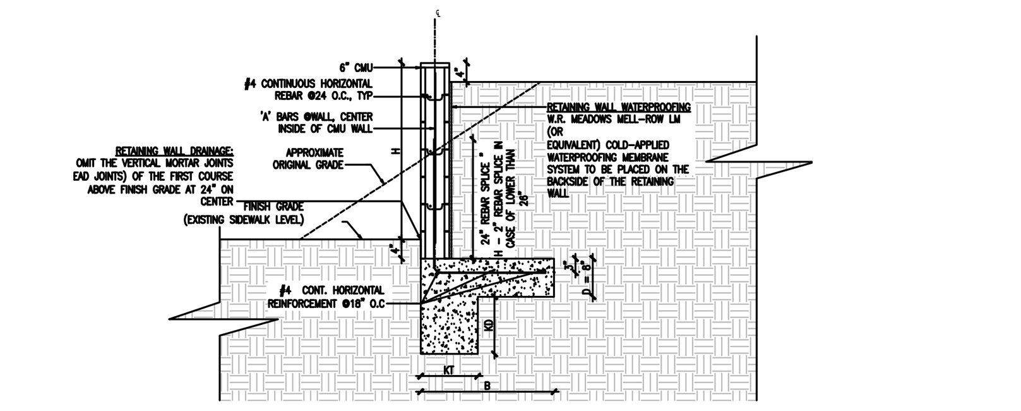
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT BALL	ROOT	SPACING	NOTES
GRASS MIX 1								
AP	33%	ARISTIDA PURPUREA	PURPLE THREE AWN	1 GAL.	--	CONT.	12" O.C.	CA NATIVE BUNCHGRASS
BG	33%	BOUTELOUA GRACILLIS	BLUE GRAMA GRASS	1 GAL.	--	CONT.	12" O.C.	CA NATIVE BUNCHGRASS
MR	33%	MUHLENBERGIA RIGENS	DEERGRASS	1 GAL.	--	CONT.	18" O.C.	CA NATIVE BUNCHGRASS
GRASS MIX 2								
AP	33%	AESCULUS CALIFORNICUS	PACIFIC REEDGRASS	1 GAL.	--	CONT.	12" O.C.	CA NATIVE BUNCHGRASS
FI	33%	FESTUCA IDAHIENSIS	BLUE FESCUE	1 GAL.	--	CONT.	12" O.C.	CA NATIVE BUNCHGRASS
MR	33%	MUHLENBERGIA RIGENS	DEERGRASS	1 GAL.	--	CONT.	18" O.C.	CA NATIVE BUNCHGRASS
GRASS MIX 3								
AP	25%	ARISTIDA PURPUREA	PURPLE THREE AWN	4" POT	--	CONT.	12" O.C.	CA NATIVE BUNCHGRASS
BG	25%	BOUTELOUA GRACILLIS	BLUE GRAMA GRASS	4" POT	--	CONT.	12" O.C.	CA NATIVE BUNCHGRASS
MR	25%	MUHLENBERGIA RIGENS	DEERGRASS	4" POT	--	CONT.	18" O.C.	CA NATIVE BUNCHGRASS
FI	25%	FESTUCA IDAHIENSIS	BLUE FESCUE	4" POT	--	CONT.	12" O.C.	CA NATIVE BUNCHGRASS
FILTRATION MIX 1								
JP	30%	JUNCUS PATENS	CALIFORNIA GREY RUSH	1 GAL.	--	CONT.	18" O.C.	CA NATIVE RUSH
BG	30%	JUNCUS ACTUS	SPINY RUSH	1 GAL.	--	CONT.	18" O.C.	CA NATIVE RUSH
MR	20%	LEYMUS CONDENSATUS	GIANT WILD RYE	4" POT	--	CONT.	18" O.C.	CA NATIVE BUNCH GRASS
MR	20%	CAREX DIVULSA	BERKLEY SEDGE	4" POT	--	CONT.	18" O.C.	CA NATIVE SEDGE

LANDSCAPE ARCHITECTURAL PLANTING NOTES

1. CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING AND NEW UTILITY LINE LOCATIONS PRIOR TO PLANTING, AND SHALL REPORT ANY UTILITY CONFLICTS TO THE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT OF PLANT LAYOUT PRIOR TO INSTALLATION.
3. THE TRUNK FLARE (AT THE BASE OF THE TREE) SHALL BE PROPERLY EXPOSED FOR ALL PLANTINGS.
4. KEEP ROOT BALLS INTACT PRIOR TO AND DURING PLANTING OPERATIONS. PLANTS WITH BROKEN OR DAMAGED ROOT BALLS SHALL BE REJECTED AND IMMEDIATELY REMOVED FROM THE SITE. KEEP ROOT BALLS DAMP & PROTECTED FROM DAMAGE DUE TO SUN & WIND. DO NOT SHAVE ROOT BALLS.
5. 1 YEAR LANDSCAPE MAINTENANCE & WARRANTY PERIOD.

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM WILL BE DESIGNED TO DISTRIBUTE A MINIMUM AMOUNT OF WATER IN ORDER TO PROMOTE ACTIVE & HEALTHY GROWTH OF ALL PROPOSED PLANTINGS.
2.. THE IRRIGATION SHALL BE DESIGNED AND INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE & LOCAL CODES & ORDINANCES, BY LICENSED CONTRACTORS & EXPERIENCED WORKMEN.
3. THE IRRIGATION CONTROLLER SHALL HAVE AN AUTOMATIC TIMER WITH BATTERY BACKUP AND RAIN SHUTOFF.
4. ALL VALVES SHALL HAVE SEPARATE PRESSURE REGULATORS FILTERS & SHUT OFF AS NECESSARY.
5. THE SYSTEM SHALL HAVE A SHUT-OFF AND REDUCED PRESSURE BACKFLOW ASSEMBLY.
6. THE IRRIGATION SYSTEM SHALL BE COMPRISED OF ALL DRIP OR BUBBLERS.



RETAINING WALL DETAIL

	CMU WALL & FOOTING GEOMETRY				REBAR SIZE & SPACING	
DESIGN HEIGHT	FOOTING WIDTH B	FOOTING DEPTH D	KEY WIDTH 'K	KEY DEPTH 'K	CMU AND FOOTING REBARS 'A	FOOTING KEY REBARS 'K
2'-0"	2'-0"	8"	12"	6"	#4 @ 32" O.C.	-
2'-8"	2'-2"	8"	12"	8"	#4 @ 32" O.C.	-
3'-2"	2'-4"	8"	12"	12"	#4 @ 24" O.C.	-

SPECIFICATIONS:

THE CONTRACTOR SHALL VERIFY ALL
CONTROLLING FIELD DIMENSIONS, EMBEDMENT OPENINGS AND LOCATIONS OF ALL UTILITIES BEFORE ORDERING OR FABRICATING ANY MATERIAL. IN CASE OF CONFLICT, THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ARCHITECT.

CONCRETE: MINIMUM STRENGTH OF f'c=2,500 PSI IN 28 DAYS. MIX FOR CONCRETE FOOTING TO BE 1 PART CEMENT TO 2.5 PARTS SAND TO 3.5 PARTS GRAVEL WITH A MAXIMUM OF 7.5 GALLONS OF WATER PER SACK OF CEMENT.

BLOCK: CONCRETE BLOCK UNITS SHALL CONFORM TO ASTM C90

REINFORCEMENT: DEFORMED STEEL BAR CONFORMING TO ASTM A-615 GRADE 60

MORTAR (TYPE "S"): MIX TO BE 1 PART CEMENT TO 1/2 PART LIME TO 3 PARTS DAMP LOOSE SAND

GROUT: MIX TO BE 1 PART CEMENT TO 3 PARTS SAND TO MAXIMUM 1/10 PART LIME. SUFFICIENT WATER SHOULD BED ADDED TO PRODUCE CONSISTENCY FOR POURING WITHOUT SEGREGATION OF THE CONSTITUENTS. MAY CONTAIN 2 PARTS PEAS GRAVEL (MAX. SIZE 3/8")

NOTES:

1. FOUNDATION MUST BE POURED AGAINST UNDISTURBED SOIL.
2. ALL CELLS CONTAINING REINFORCING STEEL SHALL BE SOLID GROUTED.
3. FOUNDATIONS SHALL NOT EXTEND ABOVE FINISH GRADE.
4. PROVIDE ALTERNATE BENDS IN VERTICAL REINFORCING
5. VERTICAL REBAR SHALL BE CENTERED IN THE CONCRETE BLOCK CELL IN WHICH IT IS LOCATED.
6. CONCRETE BLOCK UNITS SHALL BE PLACED IN A RUNNING BOND PATTERN WITH THE HEAD JOINTS IN SUCCESSIVE COURSES HORIZONTALLY OFFSET AT LEAST ONE-QUARTER THE UNIT LENGTH.
7. HORIZONTAL JOINTS SHALL BE LEVEL, VERTICAL, JOINTS PLUMB AND FACES OF MASONRY FLUSH.
8. CONCRETE BLOCK UNITS TO HAVE VERTICAL CONTINUITY OF CELLS UNOBSTRUCTED. ALL CELLS CONTAINING REINFORCING SHALL BE SOLID GROUTED (VERTICAL AND HORIZONTAL REINFORCEMENT).
9. NEATLY STRIKE AND CLEAN OFF ALL JOINTS IN THE FACES OF THE WALLS WHICH ARE NOT BE PLASTERED.
10. CHIPPED, WARPED, OR OTHERWISE DEFECTIVE MASONRY UNITS SHALL NOT BE USED IN FINISH WORK.
11. PROVIDE "CLEANOUTS" FOR GROUT POURS GREATER THAN 48" HIGH.

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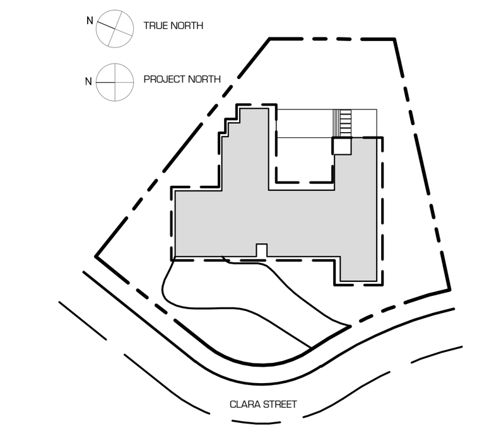
PLOT PLAN:



PROJECT:

Proposed New Construction of
FIELDS RESIDENCE
14810 CLARA STREET, LOS GATOS, CA

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS STAMPED AND SIGNED BY THE ARCHITECT OR ENGINEER OF RECORD

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4	07/17/20	PLANNING DEPARTMENT SUBMISSION REV #2

PROJECT:

FIELDS RESIDENCE
14810 CLARA STREET
LOS GATOS, CA

DRAWING TITLE:

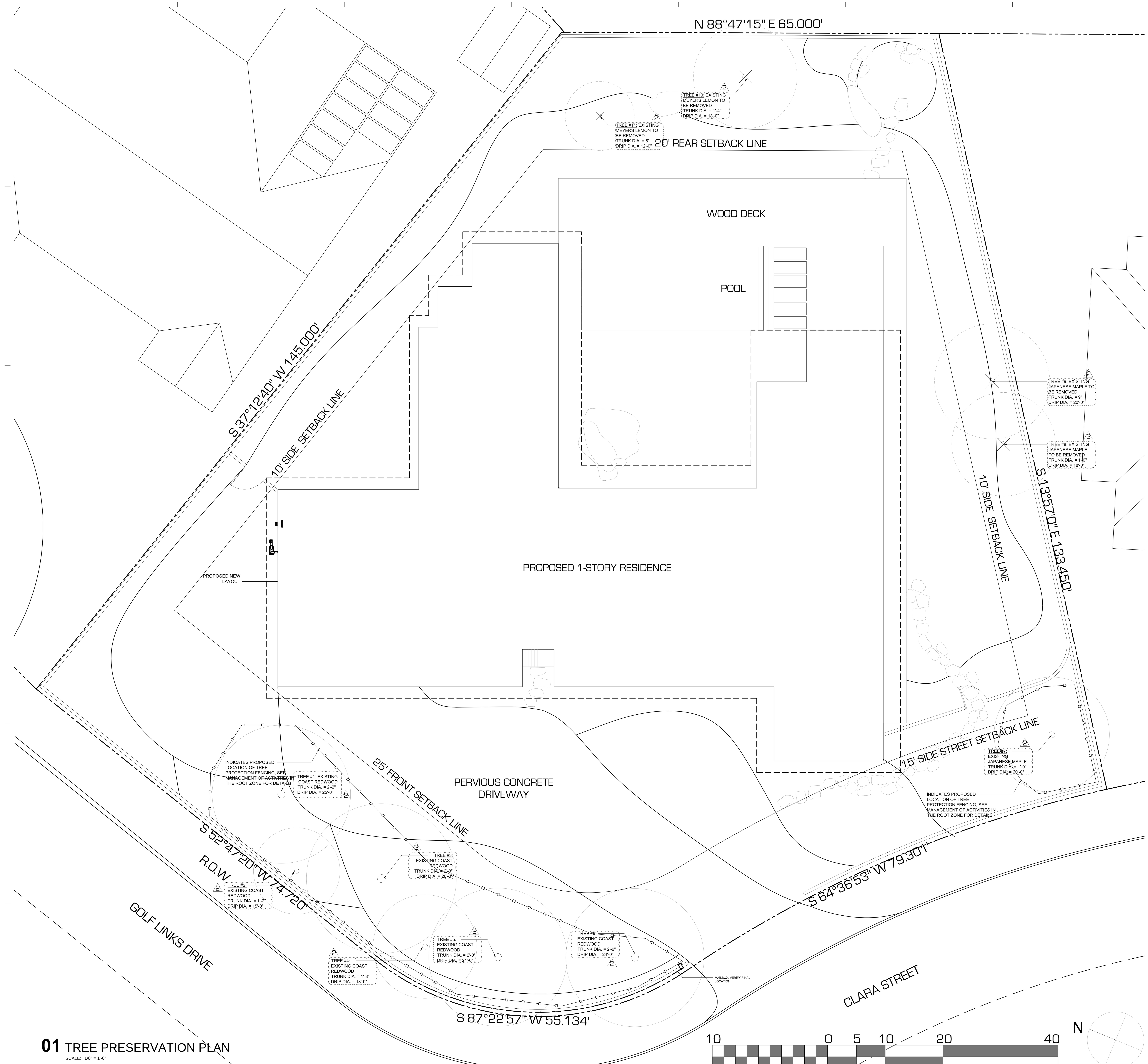
LANDSCAPE PLAN - GRASS MIXES

DRAWING DETAILS:

SCALE:	
DATE:	07/17/2020
PROJECT No:	
FILE No:	
DRAWN BY:	KM
CHECKED BY:	SY
DWG No:	

L2.1

NOT TO SCALE IF SHEET SIZE IS NOT 24" X 36"



01 TREE PRESERVATION PLAN

SCALE: 1/8" = 1'-0"

TREE PROTECTION NOTES:

FENCING AROUND TREES DURING CONSTRUCTION:
A TEMPORARY FENCE SHALL BE ERECTED AROUND EACH TREE TO BE RETAINED. THE FENCE SHALL BE LOCATED AT THE DRIP LINE OR A MINIMUM OF 5' FROM THE TRUNK WHICHEVER IS GREATER. THE FENCE SHOULD BE ERECTED SO IT WILL NOT BE EASY FOR CONSTRUCTION WORKERS TO REMOVE OR RELOCATE

THE FENCING MUST BE ERECTED BEFORE ANY CONSTRUCTION EQUIPMENT ENTERS THE SITE AND MUST NOT BE REMOVED UNTIL THE FINAL LANDSCAPE GRADING IS COMPLETE. SOIL COMPACTION AND TRENCHING THROUGH ROOT ZONES ARE THE MAJOR CAUSES OF TREE STRESS IN THE CONSTRUCTION PERIOD.

IT SHOULD BE EXPLAINED CLEARLY TO ALL CONTRACTORS AND WORKERS ON SITE THAT THESE FENCES ARE IMPORTANT AND ARE NOT BE REMOVED. TRENCHING OF ANY SORT FOR ANY REASON MUST BE PLANNED TO AVOID TRAVERSING AREAS WITHIN THE TREE DRIP LINES.

EQUIPMENT SHALL BE IN PLACE TO DEEP-WATER PROTECTED TREES ONCE PER MONTH DURING THE DRY SEASON TO A DEPTH OF 18'/ SURFACE SOAKER HOSES ACCESSING SITE WATER OR AN INSTALLED DRIP SYSTEM ARE ACCEPTABLE.

ALL AREAS INSIDE TPF SHALL BE MULCHED TO A DEPTH OF 6". MULCH SHOULD GO OVER THE TOP OF THE WATERING HOSES/SYSTEM.

LOS GATOS TOWN CODE SEC. 29.10.1005 PROTECTION OF TREES DURING CONSTRUCTION:

(A) PROTECTIVE TREE FENCING SHALL SPECIFY THE FOLLOWING:

(1) SIZE AND MATERIALS. SIX (6) FOOT HIGH CHAIN LINK FENCING, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST TWO (2) FEET AT NO MORE THAN TEN-FOOT SPACING. FOR PAVING AREA THAT WILL NOT BE DEMOLISHED AND WHEN STIPULATED IN A TREE PRESERVATION PLAN, POST MAY BE SUPPORTED BY A CONCRETE BASE

(2) AREA TYPE TO BE FENCED. TYPE I: ENCLOSURE WITH CHAIN LINK FENCING OF EITHER THE ENTIRE DRIPLINE AREA OR AT THE TREE PROTECTION ZONE (TPZ), WHEN SPECIFIED BY A CERTIFIED OR CONSULTING ARBORIST. TYPE II: ENCLOSURE FOR STREET TREES LOCATED IN A PLANTER STRIP: CHAIN LINK FENCE AROUND THE ENTIRE PLANTER STRIP TO THE OUTER BRANCHES. TYPE III: PROTECTION FOR A TREE LOCATED IN A SMALLER PLANTER CUTOUT ONLY (SUCH AS DOWNTOWN): ORANGE PLASTIC FENCING SHALL BE WRAPPED AROUND AROUND THE TRUNK FROM THE GROUND TO THE FIRST BRANCH WITH TWO-INCH WOODEN BOARDS BOUND SECURELY ON THE OUTSIDE. CAUTION SHALL BE USED TO AVOID DAMAGING ANY BARK OR BRANCHES.

(3) DURATION OF TYPE I, II, III FENCING. FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION PERMITS ARE ISSUED AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETED. CONTRACTOR SHALL FIRST OBTAIN THE APPROVAL OF THE PROJECT ARBORIST ON RECORD PRIOR TO REMOVING A TREE PROTECTION FENCE.

(4) WARNING SIGN. EACH TREE FENCE SHALL HAVE PROMINENTLY DISPLAYED AN EIGHT AND ONE-HALF-INCH BY ELEVEN-INCH SIGN STATING: "WARNING-TREE PROTECTION ZONE-THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025."

(B) ALL PERSONS, SHALL COMPLY WITH THE FOLLOWING PRECAUTIONS:

(1) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INSTALL THE FENCE AT THE DRIPLINE, OR TREE PROTECTION ZONE (TPZ) WHEN SPECIFIED IN AN APPROVED ARBORIST REPORT, AROUND ANY TREE AND/OR VEGETATION TO BE RETAINED WHICH COULD BE AFFECTED BY THE CONSTRUCTION AND PROHIBIT ANY STORAGE OF CONSTRUCTION MATERIALS OR OTHER MATERIALS, EQUIPMENT CLEANING, OR PARKING OF VEHICLES WITHIN THE TPZ. THE DRIPLINE SHALL NOT BE ALTERED IN ANY WAY SO AS TO INCREASE THE ENCROACHMENT OF THE CONSTRUCTION.

(2) PROHIBIT ALL CONSTRUCTION ACTIVITIES WITHIN THE TPZ, INCLUDING BUT NOT LIMITED TO: EXCAVATION, GRADING, DRAINAGE AND LEVELING WITHIN THE DRIPLINE OF THE TREE UNLESS APPROVED BY THE DIRECTOR.

(3) PROHIBIT DISPOSAL OR DEPOSITING OF OIL, GASOLINE, CHEMICALS, OR OTHER HARMFUL MATERIALS WITHIN THE DRIPLINE OF OR IN DRAINAGE CHANNELS, SWALES, OR AREAS THAT MAY LEAD TO THE DRIPLINE OF A PROTECTED TREE.

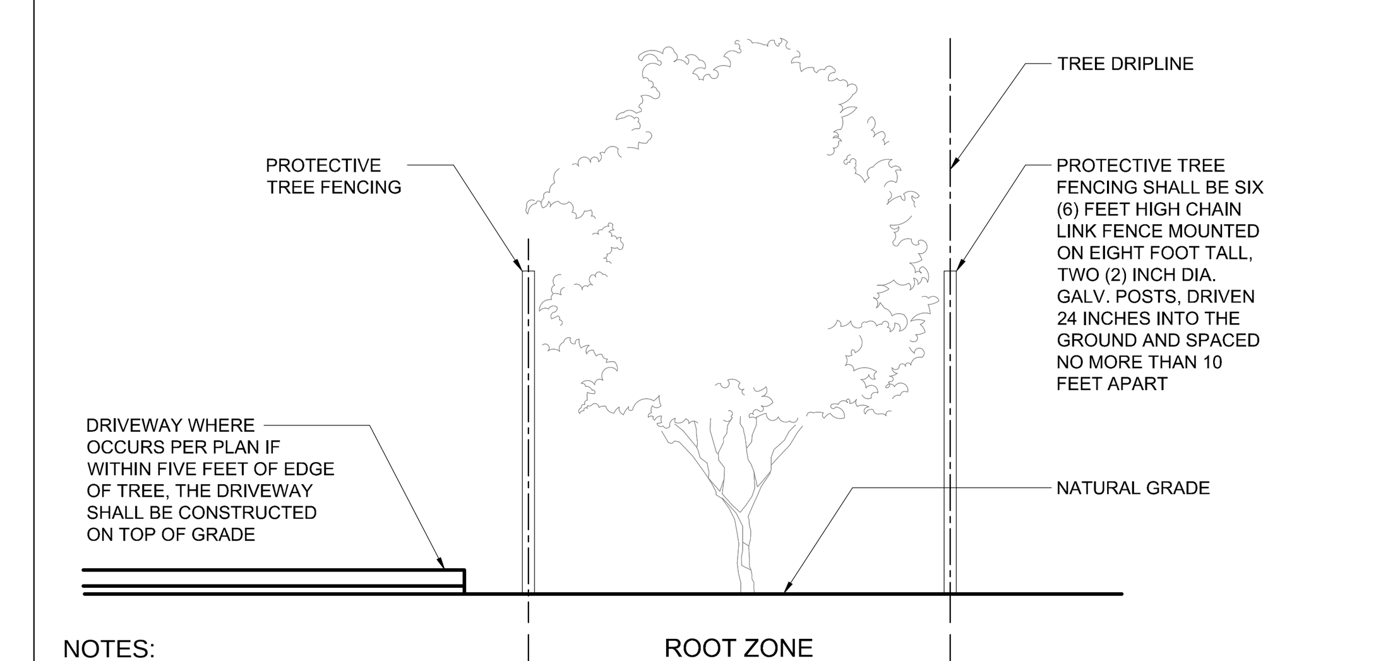
(4) PROHIBIT THE ATTACHMENT OF WIRES, SIGNS OR ROPES TO ANY PROTECTED TREE.

(5) DESIGN UTILITY SERVICES AND IRRIGATION LINES TO BE LOCATED OUTSIDE OF THE DRIPLINE WHEN FEASIBLE.

(6) RETAIN THE SERVICES OF A CERTIFIED OR CONSULTING ARBORIST WHO SHALL SERVE AS THE PROJECT ARBORIST FOR PERIODIC MONITORING OF THE PROJECT SITE AND THE HEALTH OF THOSE TREES TO BE PRESERVED. THE PROJECT ARBORIST SHALL BE PRESENT WHENEVER ACTIVITIES OCCUR WHICH MAY POSE A POTENTIAL THREAT TO THE HEALTH OF THE TREES TO BE PRESERVED AND SHALL DOCUMENT ALL SITE VISITS.

(7) THE DIRECTOR AND PROJECT ARBORIST SHALL BE NOTIFIED OF ANY DAMAGE THAT OCCURS TO A PROTECTED TREE DURING THE CONSTRUCTION SO THAT PROPER TREATMENT MAY BE ADMINISTERED.

MANAGEMENT OF ACTIVITIES IN THE ROOT ZONE



NOTES:

1. TREE PROTECTIVE FENCING SHALL BE INSPECTED AND APPROVED BY CITY ARBORIST PRIOR TO OBTAINING BUILDING DIVISION PERMITS.

2. NO EXCAVATION SHALL OCCUR UNDER THE TREE CANOPIES FOR INSTALLATION OF UTILITIES OR DRIVEWAY.

3. NO FILL SOIL SHALL BE PLACED ANY CLOSER THAN FIVE FEET OUTSIDE THE EDGE OF THE CANOPY OF ANY TREE ON PROPERTY.

4. UNLESS OTHERWISE APPROVED, ALL CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED OUTSIDE THE DESIGNATED FENCED AREA (EVEN FENCING IS REMOVED). THESE ACTIVITIES INCLUDE, BUT ARE NOR NECESSARILY LIMITED TO, THE FOLLOWING: DEMOLITION, GRADING, TRENCHING, EQUIPMENT CLEANING, STOCKPILING AND DUMPING MATERIALS (INCLUDING SOIL FILL), AND EQUIPMENT/VEHICLE OPERATION AND PARKING.

5. THE DISPOSAL OF HARMFUL PRODUCTS, INCLUDED BUT NOT LIMITED TO CHEMICALS, PAINT RINSE WATER, FUEL, CEMENT WATER RINSE, HERBICIDES, OR OTHER MATERIALS, IS PROHIBITED BENEATH TREE CANOPIES OR ANYWHERE ON SITE THAT ALLOWS DRAINAGE BENEATH TREE CANOPIES.

6. WARNIGN SIGN: EACH TREE FENCE SHALL HAVE PROMINENTLY DISPLAYED AN EIGHT AND IBE-HALF-INCH BY ELEVEN SIGN STATING:"WARNING-TREE PROTECTION ZONE-THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025". TEXT ON SIGNS SHOULD BE IN BOTH ENGLISH AND SPANISH

WARNING
TREE PROTECTION ZONE

THIS FENCE CHALL NOT BE REMOVD AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025

8 1/2" × 11"

CUIDADO
ZONA DE ARBOL PRETEJIDO

ESTA VALLA NO PODRAN SER SACADOS Y ESTA SUJETA A SANCON EN FUNCION DE CODIFO CIUDAD DEL 29.10.1025

8 1/2" × 11"

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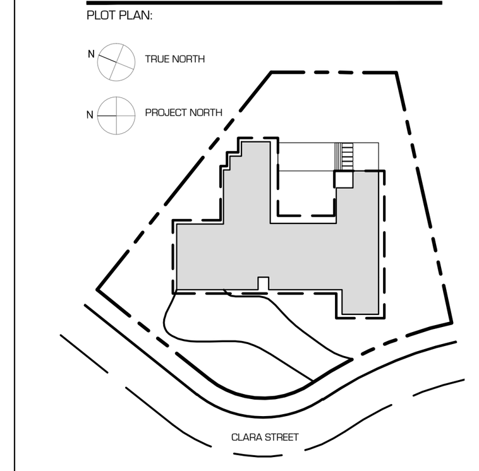
PLOT PLAN:



PROJECT:
Proposed New Construction of
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14810 CLARA STREET, LOS GATOS, CA

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4	07/17/20	PLANNING DEPARTMENT SUBMISSION REV #2

PROJECT:
FIELDS RESIDENCE
14810 CLARA STREET
LOS GATOS, CA

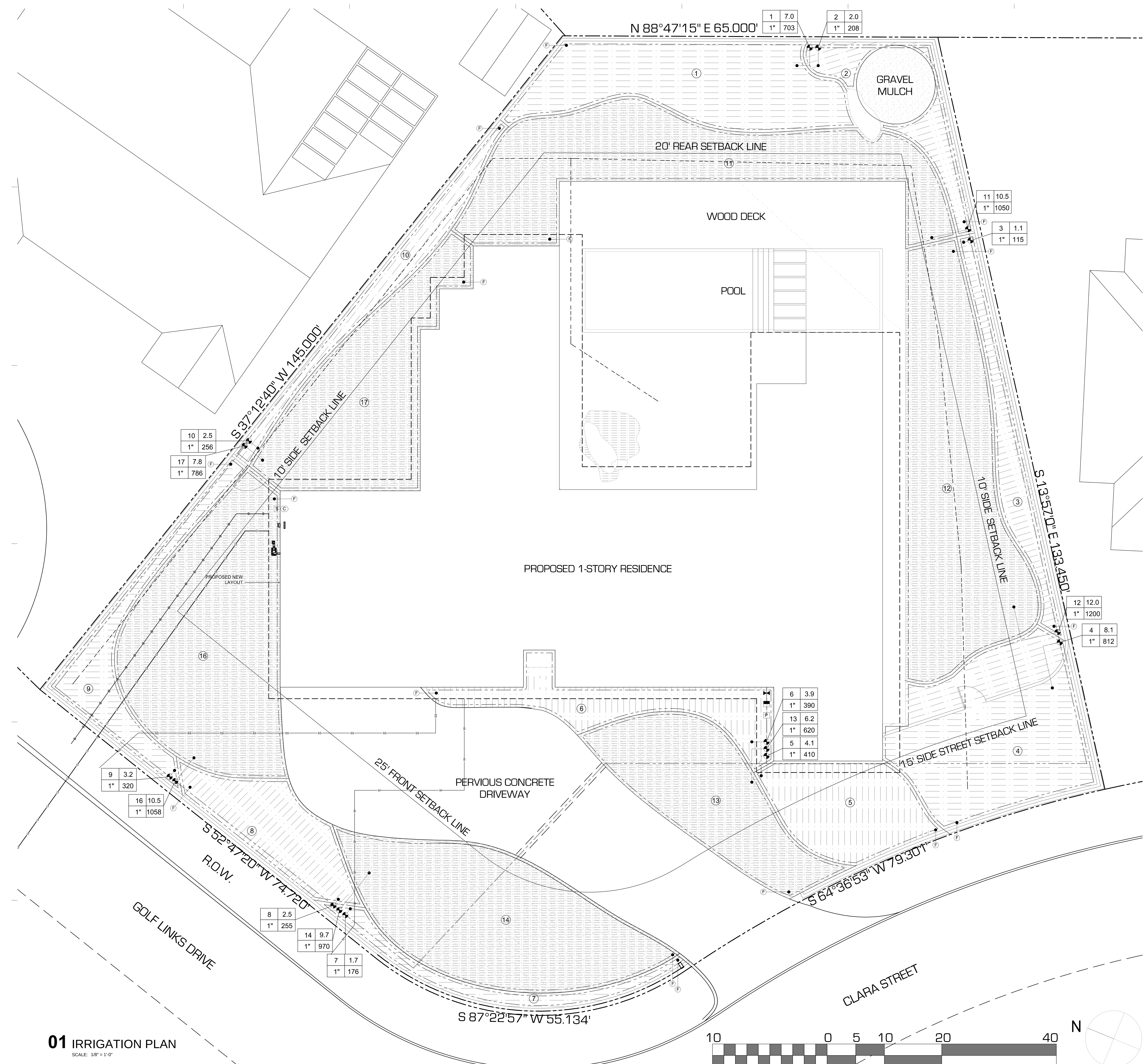
DRAWING TITLE:
TREE PRESERVATION PLAN

DRAWING DETAILS:

SCALE:	
DATE:	07/17/2020
PROJECT No:	
FILE No:	
DRAWN BY:	KM
CHECKED BY:	SY
DWG No:	

L2.2

NOT TO SCALE IF SHEET SIZE IS NOT 24" X 36"



01 IRRIGATION PLAN

SCALE: 1/8" = 1'-0"

IRRIGATION NOTES:

PRECIPITATION RATES MUST BE UNIFORM ACROSS EACH ZONE

EMITTERS MUST BE FIXED RATE AND OF THE SAME TYPE WITHIN A ZONE. NO VARIABLE OR ADJUSTABLE FLOW RATE EMITTERS ARE ALLOWED. MIXING EMITTERS WITHIN A ZONE IS NOT ALLOWED.

OVERHEAD SPRAY IS NOT ALLOWED IN AREAS LESS THAN TEN FEET ACROSS IN ANY DIMENSION

OVERHEAD SPRAY NOZZLES MUST BE SET BACK A MINIMUM OF TWO FEET FROM THE ADJACENT IMPERVIOUS SURFACES

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POOL CONSULTANT:

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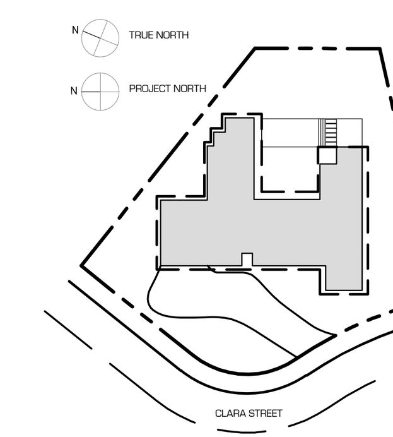
PLOT PLAN:



- AUTOMATIC VALVE
- (F) FLUSH VALVE & POP-UP DRIP ZONE INDICATOR
- (M) METER
- (C) WEATHER-BASED, AUTOMATIC IRRIGATION CONTROLLER
- POC POINT OF CONNECTION & STATIC PRESSURE
- (S) SENSOR
- MANUAL BALL (OR GATE) VALVE
- (P) PRESSURE REGULATOR (IF CONDITIONS REQUIRE)
- REDUCED PRESSURE BACKFLOW PREVENTION DEVICE
- (A) AIR VACUUM RELIEVE VALVE (IF CONDITIONS REQUIRE)
- WFV WATER FEATURE RELIEVE VALVE TYPE AND FLOW RATE
- HOSE BIB
- MAIN LINE DIAMETER & TYPE
- LATERAL LINE DIAMETER & TYPE
- SLEEVE DIAMETER & TYPE
- SURFACE 1/2" IN-LINE DRIP TUBING 0.6 GPH, 12" EMITTER SPACING, 12" ROW SPACING
- SUB-SURFACE 1/2" IN-LINE DRIP TUBING 0.6 GPH, 12" EMITTER SPACING, 12" ROW SPACING

PROJECT:

Proposed New Construction of

FIELDS RESIDENCE

14810 CLARA STREET, LOS GATOS, CA

ISSUED FOR:

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4	07/17/20	PLANNING DEPARTMENT SUBMISSION REV #2 (2)

PROJECT:

FIELDS RESIDENCE
14810 CLARA STREET
LOS GATOS, CA

DRAWING TITLE:

IRRIGATION PLAN

DRAWING DETAILS:

SCALE:
DATE: 07/17/2020
PROJECT No:
FILE No:
DRAWN BY: KM
CHECKED BY: SY
DWG No:

L2.3

NOT TO SCALE IF SHEET SIZE IS NOT 24" X 36"